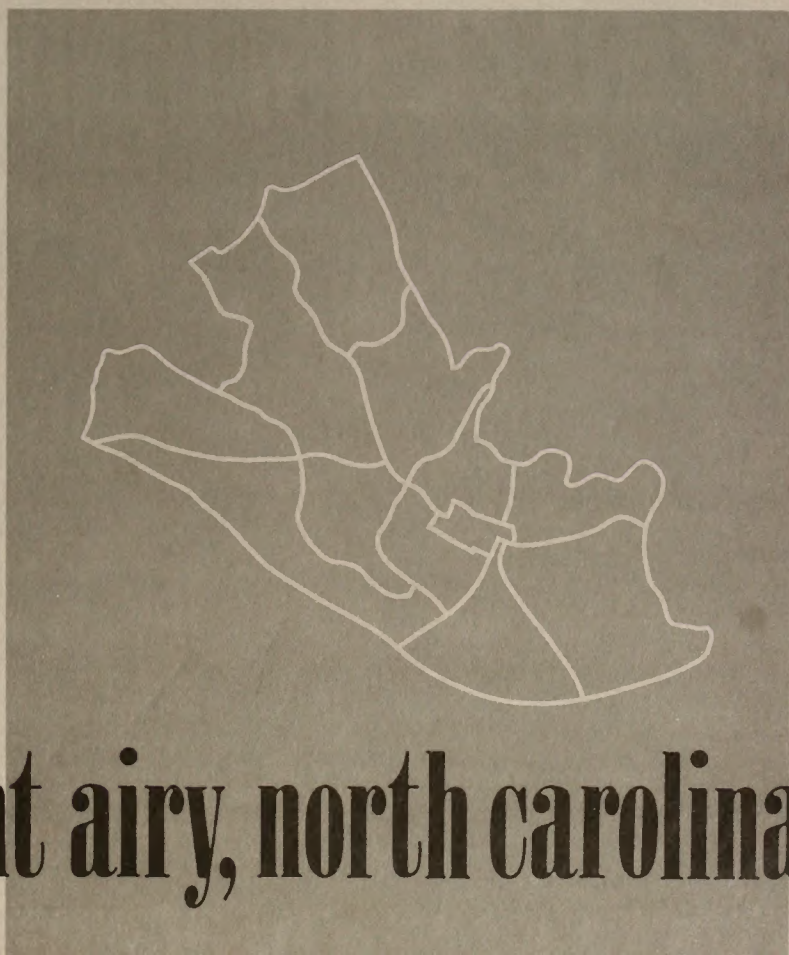


C4
11:M92/5
c.2

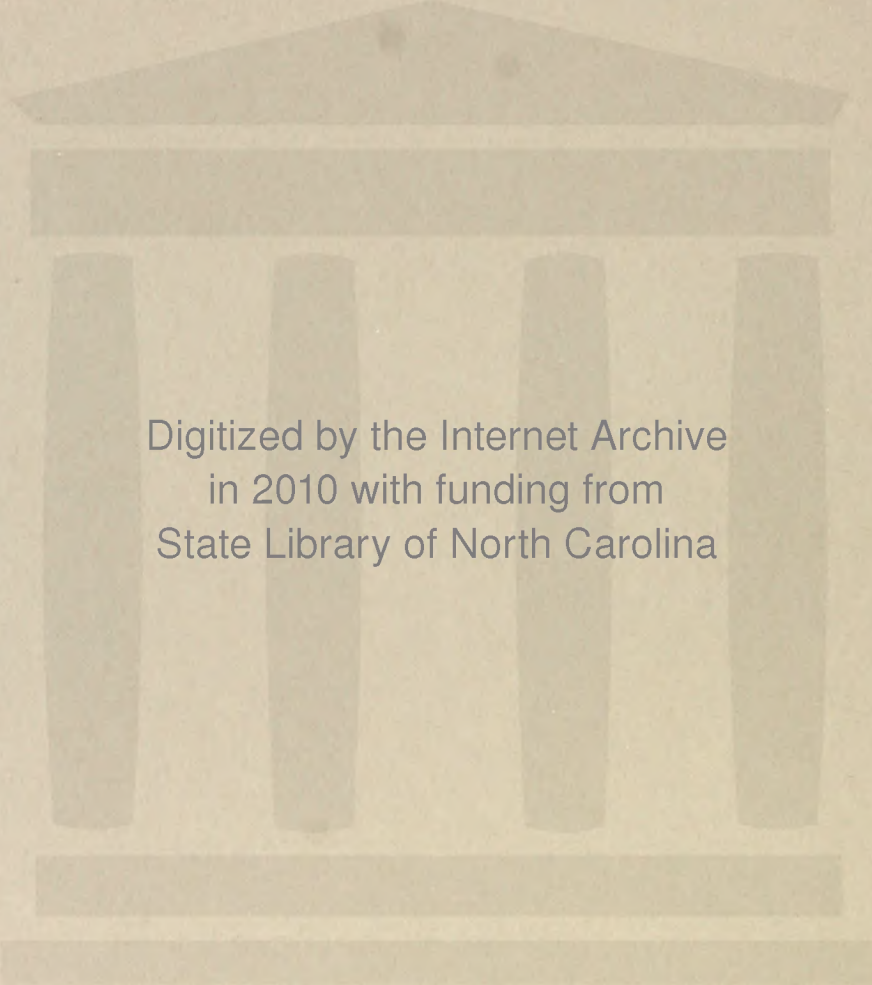
Doc C

North Carolina State Library
Raleigh

NEIGHBORHOOD ANALYSIS



mount airy, north carolina



Digitized by the Internet Archive
in 2010 with funding from
State Library of North Carolina

NEIGHBORHOOD ANALYSIS

mount airy, north carolina

ACKNOWLEDGMENT

Sincere appreciation is extended to Mr. Ledford Austin, Executive Director of the Redevelopment Commission of Mount Airy, for his contribution to this report. Mr. Austin was always available for technical consultation. He devoted considerable time to statistical analysis, cost projections for the potential urban renewal projects and helped write certain portions of the text.

TABLE OF CONTENTS

	<u>Page</u>
CHAPTER I	
INTRODUCTION	1
DELINEATION OF STUDY AREAS	2
URBAN RENEWAL - WHAT IT IS	2
BLIGHT AND SLUMS	3
EXISTING POLICY TOWARD BLIGHT AND SLUMS	5
CHAPTER II	
ANALYSIS OF EXISTING CONDITIONS	13
TREATMENT AREAS	
Study Area 2	15
Study Area 3	19
Study Area 4	24
Study Area 5	29
Study Area 6	33
Study Area 7	38
Study Area 8	42
Study Area 9	46
Study Area 10	50
Study Area 11	53
Study Area 12	56
CHAPTER III	
CONCLUSIONS AND RECOMMENDATIONS	60
POTENTIAL CLEARANCE AND REDEVELOPMENT PROJECTS	62

CHAPTER I

INTRODUCTION

Communities throughout the country are now undertaking positive programs for attacking blight and slums. Mount Airy is already engaged in such a program through its urban renewal and public housing project, but these two endeavors will not eliminate all blighted and slum areas nor will they provide treatment to many sections where the potential for slum creation is imminent. Blight elimination and prevention are important to the future development of Mount Airy just as industrial expansion, commercial growth and residential construction are important.

Mount Airy is an especially attractive residential community which contains many very desirable neighborhoods. There are several areas, however, where blight is either an existing or potential problem. Then too, the possibility always exists for blighting factors to creep into any area if no thought is given to the use of environmental safeguards. This general report deals with the problem of slums and blight. The findings and recommendations presented here should serve as a guide to aid those responsible for formulating urban renewal policy.

PURPOSE

The objective of this report is to analyze the problems of existing blight, its affect upon Mount Airy in general and to attempt to point the way toward policies and programs of action to save and conserve areas of good quality, to rehabilitate areas which have begun to deteriorate and to redevelop areas which are in a state of advanced deterioration and dilapidation.

To accomplish this objective, twelve study areas were delineated, and a general analysis was made of existing conditions in each study area except Area I -- the CBD. This study area analysis constitutes the major portion of the report.

DELINEATION OF STUDY AREAS

The delineation of twelve study areas was necessary to obtain small areas which could be analyzed more thoroughly and given more individual attention than could the overall areas under study.

METHOD OF DELINEATION

Basically, the study area boundaries were established by considering factors such as:

- 1) Natural boundaries: Ararat River and Lovills Creek.
- 2) Man-made obstacles: Major thoroughfares such as Main Street and U. S. 52 Bypass; Atlantic and Yadkin Railway.
- 3) Principle non-residential land uses such as the Country Club and the Veteran's Park.
- 4) Other considerations such as the character and type of housing, land patterns and the limits of development.

The study area delineations do not necessarily recognize existing municipal boundary lines. The attempt was to delineate areas which tend to have common problems and are somewhat similar in regard to certain physical and social characteristics.

URBAN RENEWAL - WHAT IT IS

Urban Renewal is the term applied to a program in which all available public and private resources are employed according to comprehensive plans to eliminate and prevent the spread of slums and blight.

URBAN RENEWAL INCLUDES MANY PROGRAMS ---

Urban Renewal includes not only CLEARANCE and REDEVELOPMENT but REHABILITATION and CONSERVATION as well. All developed sections of the Mount Airy Planning Area should be included in an overall Urban Renewal program either as -

- areas to be leveled and rebuilt
- areas to be saved and rejuvenated
- or areas to be protected and conserved.

Urban Renewal is simply a program for:

- 1) preventing the spread of blight into good areas;
- 2) rehabilitating areas that can be economically restored;
- 3) clearing and redeveloping areas that cannot be saved.

Four generalized types of Urban Renewal programs are recommended by this report. They are:

- 1) Conserve
- 2) Minor Conservation
- 3) Rehabilitation
- 4) Redevelopment

The Study Areas which are analyzed in this report have been given a preliminary classification which recommends one of these treatments. Chapter II of this report presents a definition of each type of program and a summary of the kinds of action involved.

URBAN RENEWAL IMPLEMENTS COMMUNITY PLANS ---

Urban Renewal is one of the most powerful tools for implementing comprehensive community plans. It provides a means for dealing effectively with blight and slums and making relatively quick, needed changes in the physical development possible.

Working in conjunction with other planning tools such as building and housing codes, zoning and land subdivision regulations, Urban Renewal can rebuild certain areas and guide other areas in accordance with the comprehensive plan.

BLIGHT AND SLUMS

Blight in urban areas implies a condition of deterioration and a deficiency in the quality of the physical, social and economic environment.

Physical evidence of blight may be seen in such characteristics as:

- deteriorated and obsolescent structures
- excessive noise, dust and odors
- inadequate or totally lacking water and sewage systems
- a lack of adequate community facilities
- rubbish and trash accumulations
- missing sanitation facilities

Social indicators of blight usually include:

- a high rate of delinquency
- an abnormal amount of health problems
- excessive welfare cases
- an absence of ordinary behavior patterns

Economic indications of blight are:

- declining property values
- a large number of tax delinquent properties
- an abnormally high rate of vacant structures

FACTORS WHICH CONTRIBUTE TO BLIGHT

Poorly Designed Streets and Lots - Unimaginative design may fail to capture the amenities offered by natural topography and result in unattractive and even more costly development. Poor layout of streets can create traffic hazards and inefficient circulation. Inadequate lots produce declining property values, high densities, unsanitary conditions, and social disorganization.

Inappropriate Land Use Pattern - The use to which land is put greatly influences the urban environment. Haphazard development of the land may overload some streets while other remain idle, create economic failure and abandonment of structures, prohibit the extension of services, decrease property values, and place undesirable uses in areas of compatible uses.

Inadequate Facilities - The many services provided by public or semi-private agencies are an important factor to the stability of any area. Protection services (police, fire and health) and educational and recreational facilities are important contributions to sound environmental conditions and social organizations.

Improper Maintenance - Failure to maintain what exists is a major contributor to blight. The best streets, houses and other facilities can deteriorate into a cancerous sore and spread their influence into healthy areas unless they are properly maintained.

Governmental Neglect or Shortsightedness - Lack of proper planning for community growth and no land use controls, development regulations, construction standards, or health requirements will provide a fertile environment for the growth of blight. Standards which fall short of what is needed or controls which are not properly administered also do little to eliminate or prevent blight.

Public Indifference - A public which is not willing to act intelligently and meet its responsibilities becomes an agent of the forces of blight. An interested public, an informed public

and an active public are a force against blight while public apathy is the nourishment on which blight feeds.

SLUMS

A combination of some or all of the factors of blight produce what is typically defined as a slum. The slum area is blight in its advanced stage of physical, social and economic deterioration. It is a liability to the entire community. Social and economic problems associated with the slum tax the financial and human resources of a community.

Slums present a responsibility, a challenge and an opportunity to the people of Mount Airy.

EXISTING POLICY TOWARD BLIGHT AND SLUMS

CODES

Adequate codes and ordinances are a most effective way of preventing blight in future developments and of curbing its spread into existing housing. Without these tools and their virgorous enforcement, shoddy construction which does not meet the minimums for decent, safe and sanitary housing could crop up in Mount Airy.

There are two kinds of codes which have been adopted and are being enforced by the Town. The first of these establishes standards for construction. The codes falling under this category are the building, plumbing and electrical codes. These codes apply to new construction including alterations and major repairs. The enforcement of these codes assures that sound materials will be used, that competent personnel will install them, that all precautions are taken to assure safety and prevent fires. These codes protect the occupant from hazards and protect the owner from liability or loss of value which could occur if there were no codes to be enforced.

The second type of code establishes standards for housing. It is applicable to existing as well as new housing. This code is geared to prevent overcrowding. It prescribes the amount of light, heat and ventilation necessary for healthful living.

All these codes have been adopted by the Town of Mount Airy and are being enforced. They are part of the Town's overall program for the prevention and elimination of blight. In addition, these codes serve as a safeguard for the owner who is building because adequate inspections will assure him that quality materials are being used in the construction and to the occupant because he is assured that living conditions must meet a minimum level.

ZONING AND SUBDIVISION REGULATIONS

Zoning - Mount Airy recently completed a revision of its zoning ordinance and map. This revised ordinance should be an immense aid in controlling blight. The key factor, however, will be the wisdom with which the zoning is administered. The Planning Board can draft and approve an ordinance of the highest technical and practical quality, but its effectiveness will depend entirely upon those responsible for the daily application of zoning.

Surry County is now preparing a zoning ordinance which will apply in those parts of the Study Areas that are outside the town limits.

Zoning aids in blight prevention through the delineation of various zoning districts and the creation of land use restrictions in each district. Through sound zoning, the following can be provided:

- adequate off-street parking space
- adequate loading and unloading space
- desirable residential densities
- sufficient lot size
- ample open space
- appropriate land use patterns

Any one or all of these factors, if inadequate, can contribute to blighting conditions within an area.

Subdivision Regulations - Many existing blighting conditions exist because of the lack of adequate subdivision control in the past. Although Mount Airy now has adequate subdivision control, the regulations have not been in effect long enough to produce tangible results.

The primary purpose of subdivision control is to safeguard the public interest and that of the homeowner and land developer by:

- encouraging the development of economically sound and stable neighborhoods
- assuring the provision of required streets, utilities and other facilities and services to new land development
- assuring the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new development
- requiring design standards which will produce a desirable residential environment
- generally guiding the wise development of new areas in harmony with the comprehensive plan of development.

PUBLIC HOUSING

Mount Airy is in the initial stages of a program to provide low-rent public housing for families who are unable to purchase or rent standard housing. The Town has created a Housing Authority which is composed of five local citizens. The Authority sets policies for management and operation of the Authority property, it selects sites upon which units are to be constructed, it hires architects to design the buildings and it awards contracts for the construction of low-rent units. When the units are available for occupancy, the Authority will adopt policies governing admission, continued occupancy and eviction.

The Housing Authority is not a rental agency which competes with local realtors. Every precaution has been taken to prevent such an eventuality. In the first place, incomes are checked very closely. An applicant will not even be eligible for consideration if his income shows that he could pay the going rates for standard housing. The rough rule of thumb is that twenty percent of a family's budget can be expended for shelter. To spend more will probably deprive the family of other basic necessities such as food and clothing. This "twenty percent" rule becomes difficult to apply when the income is lower or higher than the average. Since public housing is designed for low-income families, policies have been formulated to compensate for this difficulty. Where extenuating circumstances are present, a family can be admitted for a less than twenty percent rental. For example, a widow with three young children might have an income of \$125.00 per month from the Dependent Children's Fund. Twenty percent of this income would be \$25.00. It would be extremely callous to assume that four persons could be fed, clothed, and provided with the barest necessities of life each month on the remaining \$100.00. This widow would be allowed additional exemptions for her dependents and her rent could be lowered to \$15.00 or \$18.00 per month. This family could not be housed in standard housing on the private market for that amount of money. The children are given an opportunity to develop normally rather than being stigmatized as the product of a slum. They will make better citizens for the Town. To carry the example further, assume that this widow remarries. Her new husband has a monthly salary of \$400.00. Under the twenty percent formula, the rental (or payment toward a home) would be \$80.00. That family has moved into an economic category where private enterprise can accommodate it. The family will be asked by the Housing Authority to move out of the low-rent unit because they are no longer eligible tenants. An annual review of the incomes of each wage earning tenant is made to ascertain their continued eligibility to live in the Housing Authority dwellings. The employers of these tenants are requested to verify the income as reported by the tenants.

Public Housing has no grudge against the person with standard housing to rent or sell. The local Authority will cooperate by

referring ineligible applicants or over-income tenants to reputable realtors or rental agencies. On the other hand, the local Authority is at war with owners of substandard housing. The Town of Mount Airy has officially argued that for each low-rent unit build, a substandard unit will be eliminated from the total supply of housing during the next five years. This equivalent elimination can be accomplished in two ways. First, those dwellings which cannot feasibly be upgraded will be demolished. Second, those units which meet the requirements of the Minimum Housing Code are considered because substandard dwellings have been eliminated. As a result of the equivalent elimination clause, public housing is a slum clearance program whether the units are constructed on what was previously a blighted area or not.

What does Public Housing cost the Town? The Town does not participate in the cost of acquiring land or constructing the units. The Federal Government, through preliminary loans and the guarantee of bonds issued by the Housing Authority, is the chief source of income for the Authority. Federal aid for Public Housing amounted to only 9.2% of the Federal Budget in 1960-61. About \$1 in every \$5 spent by the Federal Government was for Public Housing. This insignificant part of the Federal expenditures is an important aid to individual communities in the elimination of uneconomic tax-consuming slums, and crime. The Town of Mount Airy is participating in the effort to maintain low-rent for the occupants of the Authority dwelling units. It has agreed not to levy property tax on the Authority. On the other hand, the Authority has agreed to make payments in lieu of taxes equal to ten percent of the shelter rent collected during the fiscal year. The payment in lieu of taxes usually exceeds that which was paid on the land previous to its being acquired by the Housing Authority, so the Town can expect an increase in revenue.

URBAN RENEWAL

Mount Airy is now undertaking its first urban renewal project through the Redevelopment Commission of Mount Airy. The Commission has a full time Executive Director and has secured the services of planning, economic and design consultants. Following is an analysis of the Renewal Project.

The East-West Development Urban Renewal area is given specific attention in this study because it is, in effect, a self-contained neighborhood. By following the project boundaries, one can see that there is something dissimilar about this area. On the east side, Willow Street is the boundary. This street was once populated with stately and appealing residences. However, times have changed and with these changes have come some pressures from another type usage. Willow Street is changing from a residential street to a commercial street. This change resulted from an unrelenting pressure from the Central Business District which needs

[illegible]

PRELIMINARY SITE PLAN

EAST-WEST DEVELOPMENT
URBAN RENEWAL AREA
PROJECT NO. N.C. R-22
THE REDEVELOPMENT COMMISSION
OF THE TOWN OF MOUNT AIRY
MOUNT AIRY, NORTH CAROLINA



HILL AND ADLEY ASSOCIATES — Passing Certificate
PROJECT BOUNDARY

expansion room. As a result, there is a mixed usage which is not good for either. In some instance, commercial activities are being carried on beside or within a residential structure. With the trend toward a commercial street, Willow Street has become a busy street unable to accommodate the traffic which accompanies commercial activity. Hence, a portion of the street (all within the Urban Renewal Area) is a one-way street. Urban Renewal can convert Willow Street into a commercial area by acquiring the residences and selling it after it has been cleared for commercial uses. Natural transition would probably required several years. During that time the residences would continue to deteriorate. Urban Renewal can widen that portion of Willow Street which lies within the area.

The western boundary of the project is the railroad tracks, but excluding the Pine State Knitting property. The railroad tracks constitute a natural boundary, and it is assumed that the industries located in that area will be interested in purchasing some of the Urban Renewal land for expansion purposes.

The northern boundary begins at the intersection of South Street and the railroad and meanders up to Willow Street. Every effort was made to exclude standard properties. One purpose in delineating the northern boundary was to provide for the relocation of South Street so that it could be widened and engineered to accommodate the extensive amounts of industrial traffic.

The southern boundary lies in a zig-zag line between Virginia Street and Franklin Street. Within that area, particularly on Johnson Street, lies some of the most blighted property within the Town. The southern boundary was extended across a small creek and includes the rear of some of the property facing Franklin Street.

The reason for including this property was to endeavor to make the land usable. The small creek which has undercut one corner of a house on South Street can be covered. Land which now returns little or no revenue to the municipal government can be improved which will be reflected in increased revenue or payment in lieu of taxes.

After a complete study of the area, it was determined that the East-West Renewal Area should be phased. There were two advantages to this decision. First, it gave the Town more time to secure its portion of the cost. Secondly, it gave more time to secure commitment from the State Highway Commission for the installation of two new major streets within the area. The area was divided into two phases with Virginia Street being the dividing line. Phase I, or project I, will be the area on the south side of Virginia Street. Project II will be the remainder of the original area which lies on the north side of Virginia Street.

Property given the first consideration in studying the Urban Renewal Project were the people who dwelled within the area. Studies were made to determine size of family, characteristics, whether the

family owned or rented the property and their preference for housing after they were displaced. While every family was not contacted, enough information was gained from neighbors and employers to establish the basic data making it a 100% survey. For the most part, people were most receptive even though they were apprehensive about the outcome. In only one case was an interview expressly denied. One single person householder succeeded in refusing any communication personally or via telephone.

Family size ranged from the single family householders to one family with thirteen children living in a three room structure. Family income ranged from less than forty dollars per month to a high or more than nine hundred dollars per month. These two facts point to the wide discrepancies in the area. In the total area there are 102 families. Forty-eight of the families are white and 54 are non-white. Twenty-four, or 50 percent, of the white families are eligible by income for low-rent public housing. Of the number of eligible families, nineteen are tenants and five are owner occupants. It is highly possible that these five owner families would have enough equity in their home to purchase a standard home elsewhere in the community. Of the fifty-four non-white family residents, forty-one, or 75%, are eligible by income for low-rent public housing. Of that number, thirty-three are tenants and eight are owner-occupants.

In the first project area there are four white tenant families and no owner-occupants. Three of these are eligible by income for low-rent public housing. There are thirty-three non-white families, nineteen of whom are tenants and fourteen of whom are owner-occupants in the first project. Twenty-six families, or 78% of the non-white families, are eligible for low-rent public housing. Seventeen of that number are tenant families.

Of primary consideration in the Urban Renewal Program will be the relocation of these families into decent, safe and sanitary housing. This can be done through the facilities available in the Town of Mount Airy in both its private and public housing supply. Where families are anxious to own property, every effort will be made to secure FHA or conventional financing for that purpose. Displaced families are entitled to special long-term FHA financing.

The objectives of the initial project will be, in addition to placing the families in decent, safe and sanitary housing:

- (1) The removal of one of the most blighted areas from near the Central Business District of Mount Airy.
- (2) Establishment of an area of standard housing for the non-white population which can be used as a relocation resource for the second project.
- (3) Provide the initial leg for the relocation of

South Street which will expedite the heavy flow of industrial traffic.

- (4) Provide church sites for sanctuaries which will be displaced.
- (5) Provide sites for small businesses desiring to serve residents of the redeveloped area.
- (6) Place all industry on the west side of the relocated South Street and provide some expansion for those industries.

The objectives of the second project will be:

- (1) Completion of the relocation of South Street.
- (2) Provision of residential sites for persons desiring convenience near downtown and places of employment.
- (3) Construction of a major crosstown East-West connector.
- (4) Conversion of Willow Street into a commercial area with possible construction of a downtown motel.
- (5) Widening of Willow Street.
- (6) Replacement of additional families into decent, safe and sanitary housing.
- (7) Attempt to reduce amount of municipal expenditures in the way of police and fire services and increase the amount of revenue.

Are these goals worth the price -- over one million dollars to the Federal Government and three hundred thousand dollars locally? If Mount Airy wants a street system which will serve its needs, the answer is yes.

If Mount Airy has a genuine concern for the plight of a portion of its citizens, the answer is yes.

If Mount Airy wishes to erase a problem area where an infant has died in a fire, a person has been shot in a cafe during the past year, and numerous felonies and misdemeanors have been committed, the answer is yes.

If Mount Airy wishes to convert land which is now partially vacant and unusable into badly needed buildable land, the answer is yes.

These things can be achieved through the Urban Renewal Program.

CITY PLANNING PROGRAM

The Town of Mount Airy is now planning for the future through the efforts and work of the Mount Airy Planning and Zoning Board. This Board is concerned with the comprehensive physical, social and economic development of the area. It has completed the following studies during the past two years:

- (1) Population and Economic Study
- (2) Land Use Survey and Plan
- (3) Community Facilities Plan
- (4) Public Improvements Program
- (5) Zoning Ordinance Revision
- (6) Subdivision Regulations

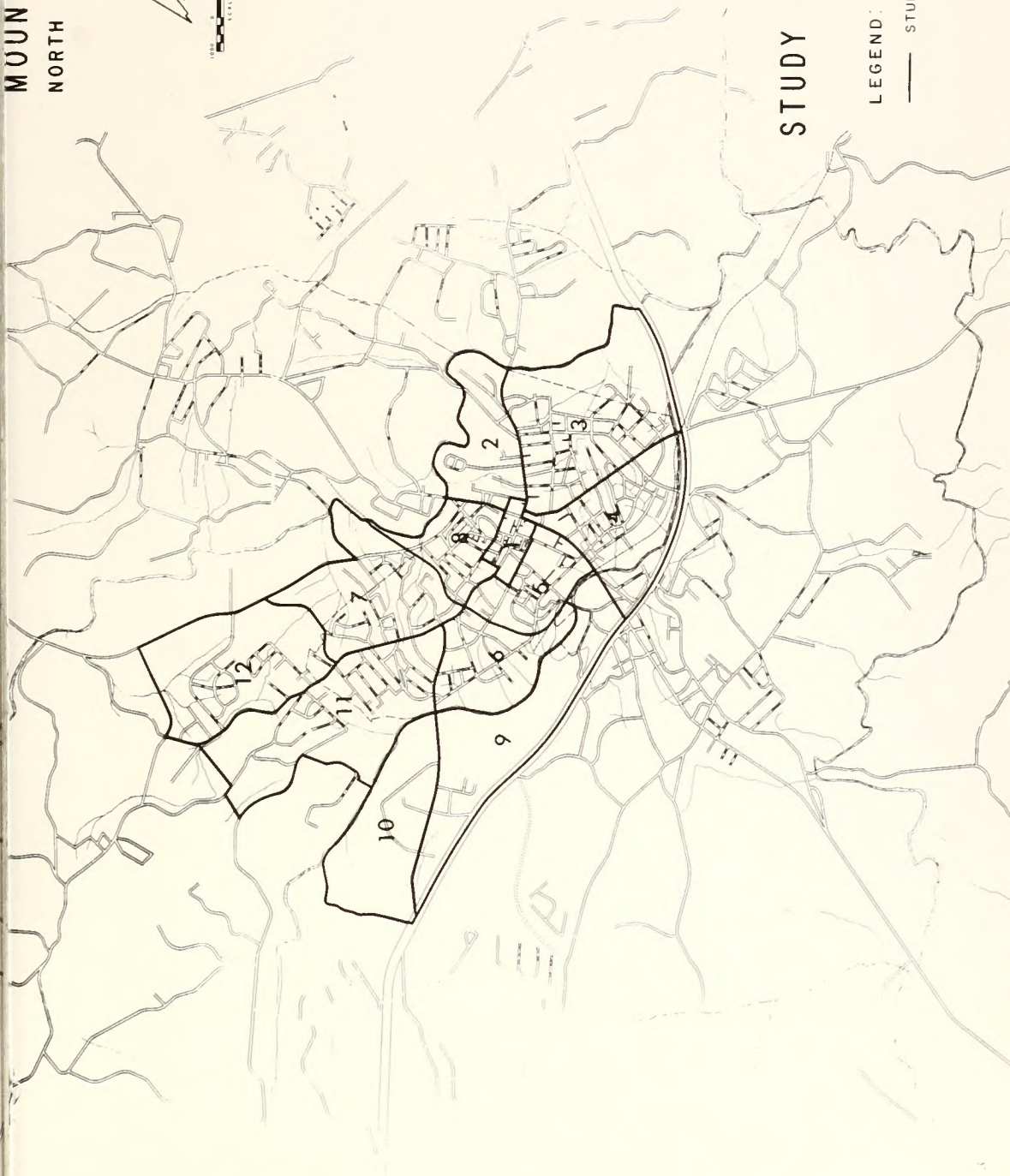
The Board is now undertaking a comprehensive annexation study of Mount Airy's fringe in order to determine which fringe area will be feasible to annex within the foreseeable future. Copies of these reports are available for review at the City Manager's office.



STUDY AREAS

LEGEND:

— STUDY AREAS



CHAPTER II

ANALYSIS OF EXISTING CONDITIONS

This chapter presents an analysis of existing conditions in Study Area 2 through 12. Also, it recommends the type of renewal treatment needed for each area and discusses the effect future planning proposals will have on each. Study Area 1 -- which constitutes the Mount Airy central business district -- is not included in this report as it is predominantly commercial in nature and is not directly significant to neighborhood blight and slums. It does, however, have special problems which need to be surveyed and analyzed. In fact, the Mount Airy CBD will probably qualify for urban renewal, but it should properly be the subject of a specific report because of its peculiar problems and importance.

Legends explaining the Existing Land Use and Housing Conditions Maps and the Future Land Use Plan Maps used in this chapter are located in the appendix of this report.

Factors considered in the analysis of each Study Area include:

- a general description
- an analysis of land use and population characteristics
- a review of community facilities and impact features
- an analysis of the factors contributing to blight
- a general, preliminary discussion of the type of renewal treatment needed
- a discussion of future planning proposals

TREATMENT AREAS

Some type of urban renewal treatment has been recommended for the entire portion of the Mount Airy Planning Area which was analyzed in this report. Map 3 shows the type of treatment recommended by this study. Four types of renewal treatment have been proposed for the Planning Area. A definition and discussion of each follows:

CONSERVE

Conserve is the treatment applied to an area where good environmental conditions exist and adverse blighting factors are relatively non-existent. The goal of a conservation program is to preserve and protect the existing condition of an area. Such a goal can be attained by strict enforcement of building

codes and a minimum housing code, by proper administration of sound zoning and subdivision controls and by implementation of comprehensive community plans.

MAJOR CONSERVATION

Major conservation is very similar to conservation except that isolated spots or even blocks of sub-standard structures may exist. The promotion and encouragement of neighborhood self-help organizations to supplement municipal regulations may be desirable in this type of area.

REHABILITATION

This classification is applied to declining areas which are in danger of becoming thoroughly blighted. The goal in such an area is to eliminate the existing causes of blight and restore healthy environmental conditions. This may involve a formal rehabilitation program requiring federal and local financial assistance, or voluntary rehabilitation and rigid code enforcement might prove sufficient.

REDEVELOPMENT

Areas which have declined into an advanced stage of deterioration and blight are designated as redevelopment. Considerable or total clearance and rebuilding will be required in an urban redevelopment program. Federal assistance is available for areas which qualify as Urban Renewal Projects. A priority should be established for undertaking Urban Renewal Projects, and such projects should be redeveloped in accord with the policies and proposals of the community's comprehensive planning program.

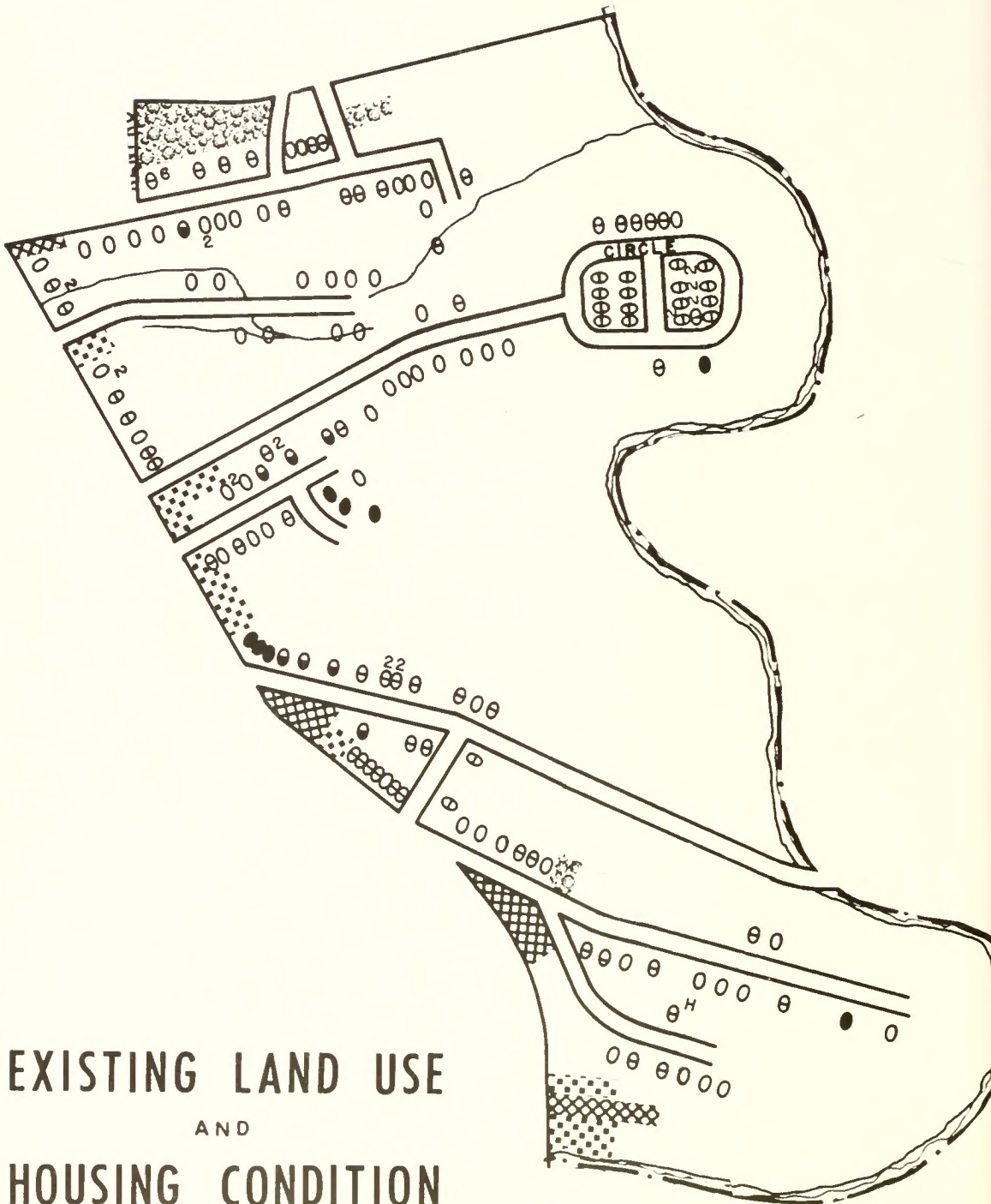
STUDY
AREA
2



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Study Area 2 is bound on the north by Pine Street, on the south and east by the Ararat River, and on the west by Main Street. It is characterized by a significant amount of relatively rugged vacant land which is not likely to experience rapid development. Existing development within the Area is in generally good environmental condition and is primarily in residential use. The central business district exerts a strong influence on the northwest part of Area 2.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	36.13	68.09	64.41
Commercial	2.03	3.83	3.62
Industrial	1.65	3.10	2.93
Public & Semi-Public	1.78	3.34	3.16
Vacant	46.92	--	83.63
Streets	11.49	21.64	20.48
Railroads	--	--	--
Total	100.00	100.00	178.23

Residential land use dominates the developed portions of the Area. The residences vary from older well-maintained homes in the Cherry Street section to new housing in the Church and Wilson Streets section to fairly well-maintained lower priced dwellings in the south. Commercial and industrial land usage is negligible except for a few establishments along Main Street. Much of this non-residential development is housed in unattractive structures, is inappropriately located and is detrimental to traffic flow and safety on Main Street because of excessive curb cuts and an almost total lack of needed off-street parking facilities. Approximately half of Area 2 is undeveloped and because of topographic conditions is unlikely to develop until other more desirable lands are utilized.

Generally, the Area is free of any critical land use problems. Those problems which do exist are confined to the commercial areas on Main Street. Sound zoning should at least curb the spread of mixed land uses along Main Street and insure the most appropriate types of use for the vacant land.

THOROUGHFARES

There are no major streets located within Area 2; however, Main Street and Pine Street, which serve as the west and north boundaries respectively, carry heavy traffic volumes along the fringe. Main Street experiences volumes of from 6,000 to 8,000 vehicles per day and Pine Street accomodates 3,500 to 6,900

vehicles per day. Traffic volumes along these streets become especially heavy in the vicinity of the central business district.

Streets within the Area are, in general, poorly platted and do not provide adequate circulation. Hamburg Street is the only street providing east-west access through the Area, and north-south movement is impossible without utilizing South Main Street. Other street problems to be found are: an abundance of dead-end streets with inadequate turn-arounds, narrow and unpaved streets, excessive curb cuts, and inadequate off-street parking and poorly designed intersections such as the junction of Main and Hamburg Streets.

COMMUNITY FACILITIES

There are no parks, playgrounds or schools located in Study Area 2. The Reeves YMCA is located on the corner of Pine and Renfro Streets; however, it is physically oriented to the downtown area and serves the entire community.

Utilities

The Area is adequately served by all utilities.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi-dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub-standard</u>
Residential						
White	136	7	7	14	150	9.34
Negro	0	0	0	0	0	0
Commercial	9				9	0
Industrial	3	2		2	5	40.00
Public	3				3	0

Residential structures are basically sound with 136 receiving a standard rating. Seven dwellings were evaluated as dilapidated and the same number were considered in need of major repair work. Commercial structures are in good condition and of the five existing industrial structures, two are in standard condition and two will require major repair efforts.

There are no concentrations of bad housing in Area 2. One small cluster of substandard structures does, however, exist on Hamburg Street near its junction with Main Street. Residential development on Circle Drive, although now rated as standard,

could easily deteriorate if neglected.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	171		171
Substandard Housing			
Major Repair	7		7
Dilapidated	7		7
Total	185	0	185

Percent living in substandard housing: 7.56

FACTORS CONTRIBUTING TO BLIGHT

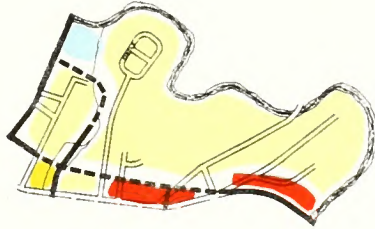
- 1) Commercial strip development along Main Street with excessive curb cuts and inadequate off-street parking.
- 2) Scattered substandard structures in the southern part of the Area, especially the small cluster which exists on Hamburg Street.
- 3) Lack of proper buffering between residential and non-residential uses. This is particularly true where residences abut the lot lines of commercial uses on Main Street.
- 4) Moderate amount of outside storage and poorly maintained accessory buildings in the residential sections.
- 5) Poorly platted lots and streets throughout the Area.
- 6) Dead-end streets with inadequate turn-arounds and a number of narrow and unpaved streets.

RECOMMENDED TREATMENT

Major conservation treatment is recommended for all of Study Area 2. Spot clearance and rehabilitation will, of course, be needed in some instances. Clearance action will be needed to upgrade the pocket of blight located at the west end of Hamburg Street.

Major conservation efforts should be directed to the housing on Circle Drive and in the southern part of the Area. Strict adherence to subdivision regulations will insure the sound development of the Area's vacant lands.

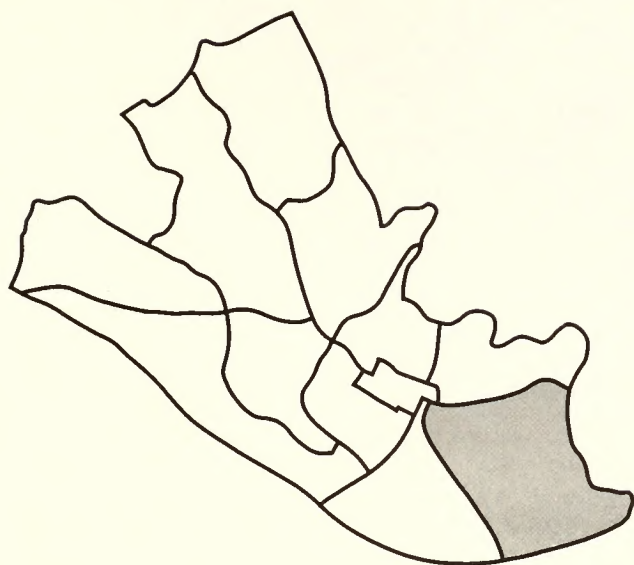
FUTURE DEVELOPMENT



Future development in Area 2 should be limited primarily to single-family residential use. All of the Area's vacant land should be so used except for the extreme northeast section which is better suited for light industrial or wholesaling activities. The existing strip commercial development on Main Street will, undoubtedly, remain in such use in the future, but this activity should not be allowed to expand north of Wilson Street. Every effort should be made to encourage the survival of the well-maintained residences on Main Street and Cherry Street in the northwest section. These residences might be subjected to commercial encroachment from the CBD and to multi-family conversions. If and when the vacant land in the central part of the Area is developed, a small playfield should be centrally located to serve the entire Area.

The Mount Airy Thoroughfare Plan calls for a realignment of Main Street to begin at the intersection of London Lane and Main Street and to run parallel with Main Street until it joins Renfro Street at its junction with Cherry Streets. Worth Street will be extended to connect with this new extension, and also scheduled as a long-range improvement is an extension of East Church Street to connect with Riverside Drive.

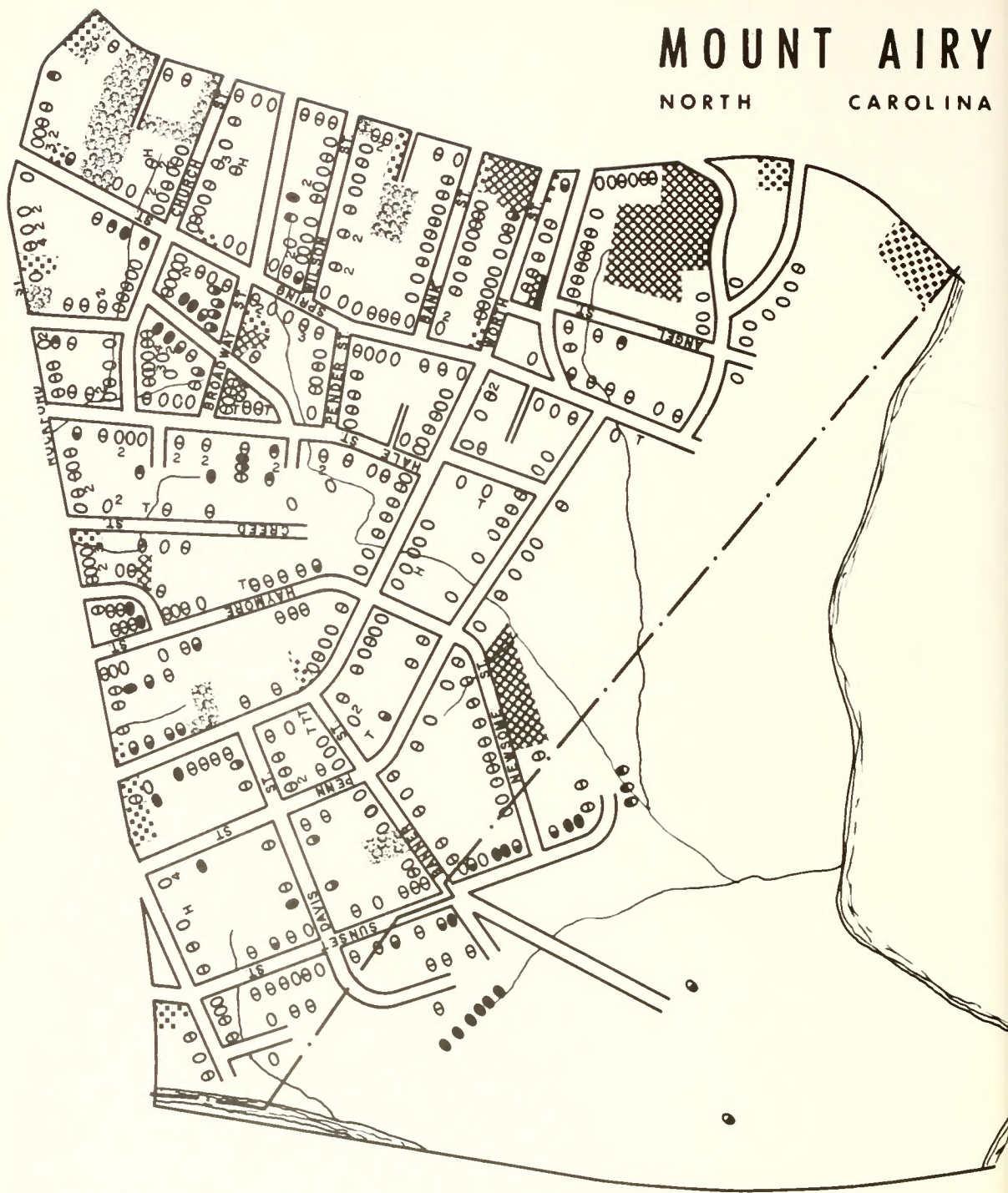
STUDY
AREA
3



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Study Area 3 is bound on the north by segments of Main and Rockford Streets, on the east by the Ararat River, on the south by U. S. 52 Bypass and on the west by Rockford Street. Generally well-maintained single-family residences are predominant throughout the Area. There are, however, several pockets of blight which could easily exert a detrimental influence on overall environmental conditions. This situation, plus many other small problems -- none of which is now too critical -- might, if left unchecked, cause a downward shift in the Area's environment. Impact features to be found in Area 3 are its position relative to the CBD and the proposed white public housing project. Public housing will have considerable impact on the southeast section, and the CBD's influence is apparent in the northern portion of the Area.

LAND USE CHARACTERISTICS

<u>Land Use</u>	<u>Percent of Total Area</u>	<u>Percent of Developed Land</u>	<u>Acres</u>
Residential	31.70	56.95	125.59
Commercial	5.12	9.19	20.27
Industrial	2.18	3.93	8.66
Public & Semi-Public	1.73	3.10	6.84
Vacant	44.34	--	175.75
Roads	14.93	26.83	59.18
Railroads	--	--	--
Total	100.00	100.00	396.29

Intermixture of land uses is a problem throughout this predominantly residential Area. What commercial and industrial use does exist is mostly on small lots surrounded by residences. Those non-residential uses found on Main Street and on the south part of Rockford Street are the only exceptions. Area 3's vacant land is located mostly in the southern and southeastern sections. A great deal of the vacant land is low and subject to flooding from either Lovill's Creek or the Ararat River.

THOROUGHFARES

The most heavily travelled streets are Main and Rockford Streets, both of which border the Area. Main Street carries volumes of from 6,000 to 8,000 vehicles per day and Rockford Street accommodates 4,600 to 5,600 vehicles per day. Worth Street, a major collector through the core of the Area, which connects Main and Rockford Streets, carries approximately 2,000 vehicles per day.

Unpaved, narrow and inadequate streets are a common feature of Study Area 3. Typical street problems such as inadequate turn-arounds, excessive curb cuts, inadequate off-street parking, poor

design and dangerous intersections are also found within the Area.

COMMUNITY FACILITIES

Recreation

Recreation facilities are nonexistent except for the South Main Elementary School playground. This play area is not centrally located and serves only the northern part of the Area.

Schools

The South Main Elementary School occupies a five acre site on the west side of South Main Street at Cherry Street. This school, which serves grades 4, 5 and 6 in its fifteen classrooms, has an average daily membership of 385 pupils. Although this school's physical plant is antiquated, necessary remodeling could prolong its usefulness for many years. Basically, this school is reasonably well located -- considering the district served -- but is threatened by the encroachment of incompatible land uses.

Utilities

That portion of Area 3 which is within the city limits has adequate water and sewerage facilities as well as municipal refuse collection. The southern segment of land lying outside the city limits has no water, but there is a sewerage line generally following the direction of the Ararat River from Main Street to the U. S. 52 Bypass. Also, a sewer main exists along the Bypass for a short distance in the southwest part of the Area. The southern portion of the Area, which is outside the Town, is mostly undeveloped land.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major</u> <u>Repair</u>	<u>Dilapi-</u> <u>dated</u>	<u>Total</u>	<u>Total</u> <u>Structures</u>	<u>Percent</u> <u>Sub-</u> <u>standard</u>
Residential						
White	390	56	34	90	480	18.75
Negro	7	7	5	12	19	63.15
Commercial	19	1	1	2	21	9.52
Industrial	4	1		1	5	20.00
Public	7				7	0

Housing in Area 3 is, as previously stated, generally well maintained. Only some twenty percent of the Area's residential structures are classified as substandard. Non-residential structures are in good condition with only three receiving a substandard evaluation.

There are four distinct pockets of substandard structures in Study Area 3. Each of these pockets is small but, along with the scatteration of land uses, offers the potential for blight to spread into other parts of the Area. This is especially true in view of the number of substandard structures which are scattered throughout the Area.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	440	7	447
Substandard Housing			
Major Repair	59	7	66
Dilapidated	34	5	39
Total	533	19	552

Percent living in substandard housing: 19.03

FACTORS CONTRIBUTING TO BLIGHT

- 1) Commercial strip development along Main Street with excessive curb cuts and inadequate off-street parking.
- 2) Intermixture of land uses throughout the Area. Two notable examples are the commercial uses on Broad Street and on Worth Street at its junction with Spring Street.
- 3) Lack of adequate buffering between existing non-residential uses and adjacent residences.
- 4) Inadequate park and playground space.
- 5) A large number of unpaved, narrow and generally inadequate streets. Some of the streets which warrant such a description are: Bluff Street, Angel Street, eastern portion of Spring Street, Dunman Street, Creed Street, Andover Street, Penn Street and Davis Street.
- 6) Inadequately developed trailer park. Sound zoning

should eliminate this kind of blighting influence in the future.

- 7) Inadequate off-street parking. This is especially true of the commercial activities between Worth and Penn Streets on Rockford Street. These facilities are a classical example of development without planning. Here are found well-constructed, attractive buildings -- mostly medical offices -- which are located on too little land with poorly located and wholly inadequate parking space. The result is that what could have been a high quality development is merely the usual combination with unusually chaotic parking and traffic problems.
- 8) Uncontrolled, unsightly outside storage at various locations throughout the Study Area.

RECOMMENDED TREATMENT

Major conservation is the overall treatment recommended for Study Area 3. Strong rehabilitation or clearance action will, however, be needed in four different sections of the Area as shown on Map 3. Then too, spot clearance and rehabilitation will be needed throughout the Area. Good zoning and sound code enforcement will eliminate and prevent a great deal of this Area's major problems.

FUTURE DEVELOPMENT



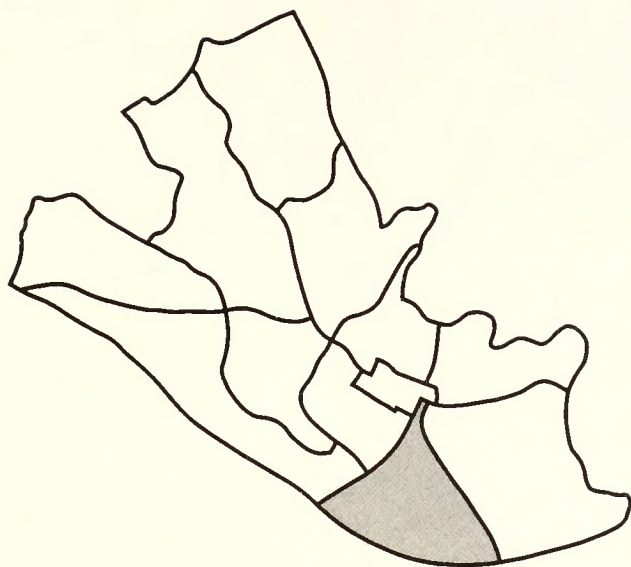
Single-family residential will continue to be the major use of land in Area 3 and most of the presently undeveloped land should be so developed. Present plans call for the construction of a one hundred and ten unit public housing project at the south end of Banner Street. Multi-family development might also be encouraged in the vicinity of the South Main Elementary School.

This section is now occupied by large old residences and will undoubtedly be subjected to commercial or apartment structures in the future as many of the homes have not been properly maintained. Multi-family use is recommended because it is compatible with the school and will retain a number of potential customers close to the CBD.

Commercial activities will, of course, continue to exist along South Main Street, but they should be contained south of Wilson Street. The medical business complex along Rockford Street should be expanded wherever possible. One small neighborhood shopping concentration -- especially true in view of the public housing project -- will be needed somewhere in the interior of Area 3. It is difficult to determine exactly where such a district should be located at this time; therefore, it is suggested that a decision be delayed until such time as an actual fact situation develops. Industrial use in Area 3 should be limited to the existing industries and their expansion needs.

The future thoroughfare plan will have a tremendous impact on Study Area 3. Worth Street has been designated as a proposed major thoroughfare, as has Spring Street, which will be extended to connect with South Main Street. Also, Church Street will boast a new extension, originating at Patterson Avenue and connecting with Rockford Street at approximately the Haymore Street intersection. Moreover, Granite Street will be extended to the intersection of Spring and Church Streets and will be located between Spring Street and Patterson Avenue. A long-range proposal provides for Spring Street to be connected with Willow Street.

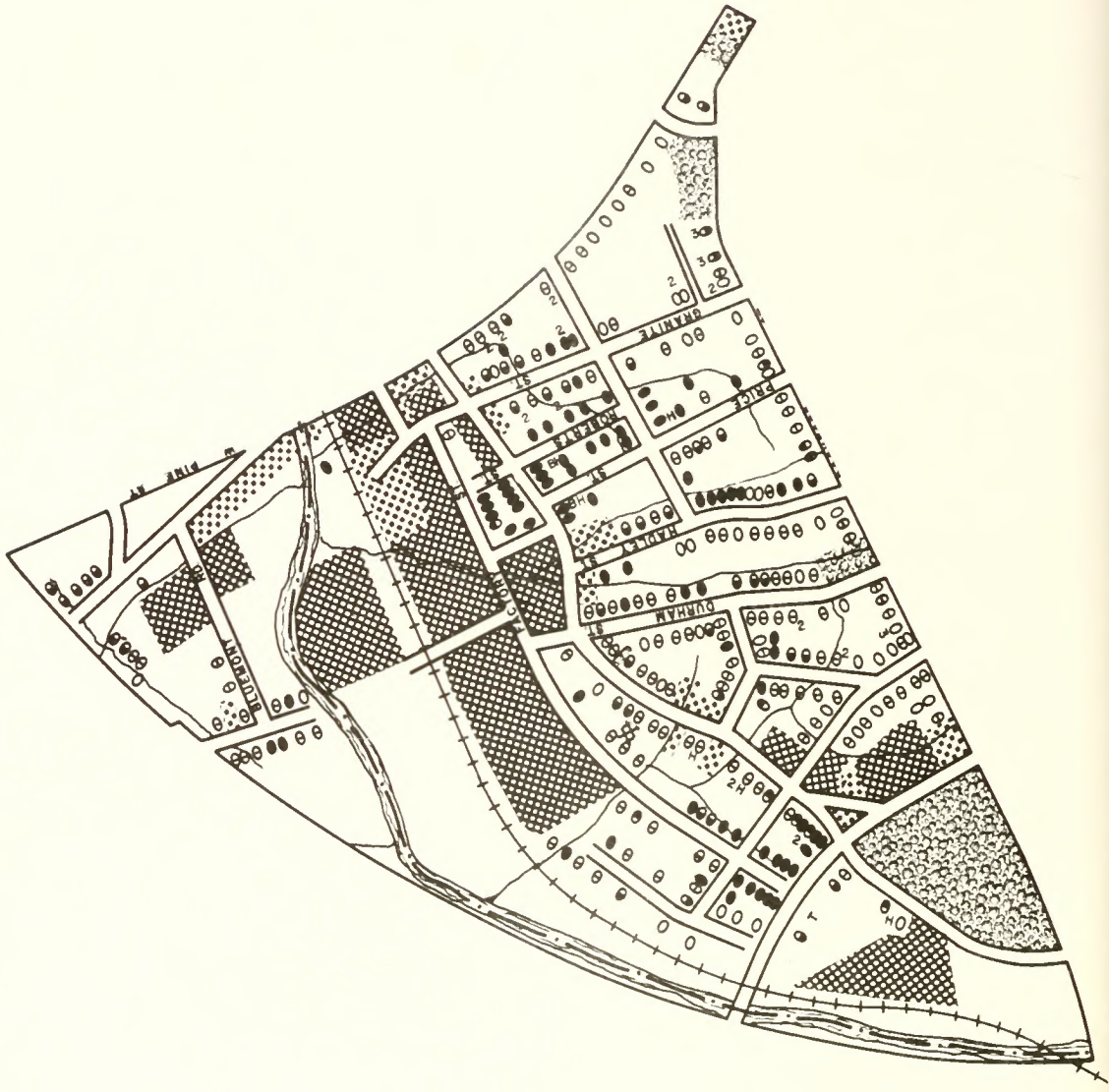
STUDY
AREA
4



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Study Area 4 contains some of the most blighted sections to be found in Mount Airy. It has an abundance of poor housing and land use problems which provide the potential for extreme blight. Sections of good housing are small in both number and size and are located along the Area's north and east periphery.

Area 4 is bound on the north by West Pine Street, on the east by Rockford Street, on the south by portions of Rockford Street and U. S. 52 Bypass and on the west by U. S. 52 Bypass. The northeastern boundary abuts the central business district and includes a small portion of Main Street. The Area has a significant amount of industry which is located along the Atlantic and Yadkin Railway to the west of South Street.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	36.14	45.76	88.88
Commercial	6.03	7.63	14.81
Industrial	12.72	16.11	31.28
Public & Semi-Public	5.92	7.50	14.58
Vacant	21.00	--	51.66
Streets	15.85	20.05	38.96
Railroads	2.34	2.95	5.73
Total	100.00	100.00	245.90

Study Area 4 is a fairly densely populated area, primarily consisting of single-family dwellings intermingled with scattered occurrences of duplex and multi-family dwelling units. Commercial land usage, which is not large in relation to the total developed area, primarily exists along South Street and along portions of West Pine Street. A significant amount of industry is located in the western portion of the Area contiguous to the railroad tracks.

A common but undesirable feature of the Area is mixed land use. Two excellent examples are the areas abutting Bluemont and South Streets. Also, the area in the vicinity of Factory Street contains mixed industrial and residential usage. As might be expected, many of the Area's industrial and residential structures are of sub-standard quality.

THOROUGHFARES

The Area's streets are in generally bad condition. South Street, the only major thoroughfare within the Area, carries from 3,200 to 6,400 vehicles per day over a pavement width which is too narrow for existing traffic and is cluttered with excessive curb

cuts. Three major thoroughfares serve as parts of the Area's boundary. They are Pine Street, Rockford Street and U. S. 52 Bypass.

Traffic circulation within the Area is good from east to west but poor from north to south. Improvements to the north-south residential streets would relieve both Rockford Street and South Street of some intra-area traffic. All of the typical thoroughfare deficiencies such as dead-end streets with improper turn-around, narrow pavement, poor platting, unpaved streets and dangerous intersections exist in the Area.

COMMUNITY FACILITIES

Recreation

There are no existing or proposed parks or playgrounds in Area 4. The Rockford Elementary School contains playground facilities, but they are inadequate to serve the entire area.

Schools

The Rockford Elementary School is located on the corner of Rockford and Dogtrot Streets. This school is housed in the oldest physical plant in the Mount Airy school system. Its insufficient site area, inadequate playground space, location on a heavily travelled street, structural condition and other factors indicate a need for relocation in the near future.

Medical

The Northern Hospital of Surry County is located on a well landscaped site at the intersection of Rockford and Worth Streets. This development is a definite asset to the immediate area and is responsible for the large number of medically oriented activities which have located along Rockford Street. The hospital's thirteen acre site will easily accommodate all anticipated expansion over its present one hundred bed capacity.

Utilities

Water facilities are not available outside the town limits in the northwestern portion of the Area. There is, however, a 24"-30" sewer main existing in the middle of the outside area. The remaining part of Study Area 4, which is within the town limits, does have adequate water and sewerage facilities as well as municipal refuse collection and fire protection.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi- dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub- standard</u>
Residential						
White	152	61	80	141	293	48.13
Negro	2	2		2	4	50.00
Commercial	17	4	3	7	24	29.16
Industrial	8	6		6	14	42.85
Public	5				5	0

Approximately one-half of all residential dwellings in Area 4 are in poor structural condition. Of the total 297 residential structures, 63 require major repairs, and 80 should be destroyed. Moreover, all but 43 of the dwellings classified as standard are in need of various minor repairs. The few homes in good condition are stripped along certain streets and are generally surrounded by substandard dwellings.

Six of the Area's eight industrial structures are in substandard condition, and some forty percent of the commercial structures are in such condition.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	168	2	170
Substandard Housing			
Major Repair	63	2	65
Dilapidated	83		83
Total	314	4	318

Percent living in substandard housing: 46.54

FACTORS CONTRIBUTING TO BLIGHT

- 1) Intermixture of land uses, especially along South Street and in the industrial sections.
- 2) Inadequate playground space.
- 3) A number of very narrow, unpaved and poorly platted streets throughout the Area.

- 4) Inadequate off-street parking. This problem is especially acute in the industrial sections.
- 5) Small and poorly platted residential lots.
- 6) Large number of substandard structures scattered throughout the Area.
- 7) Evidences of poor maintenance of both principle buildings and accessory structures.
- 8) Uncontrolled outside storage.

RECOMMENDED TREATMENT

Three types of renewal treatment are recommended for Area 4. They are: major conservation, major rehabilitation and clearance. See Map 3 for definite delineations of the proposed treatment areas. Major conservation is recommended for the northeast and southeast portions of the Area. Spot clearance will be necessary to eliminate three small pockets of blight in the southeast section. All of the land lying west of the Atlantic and Yadkin Railway is designated as in need of major rehabilitation efforts. Although a great deal of this land is vacant, major rehabilitation work is needed to prevent what does exist from becoming too blighted for corrective action short of clearance. Clearance and redevelopment is considered necessary for that land located, in general, between South Street and the railroad and encompassing a large area east of South Street in the central part of Area 4.

That portion of the Study Area requiring clearance treatment was divided into three separate proposed urban renewal projects and is discussed in more detail in Chapter 3 of this report.

FUTURE DEVELOPMENT



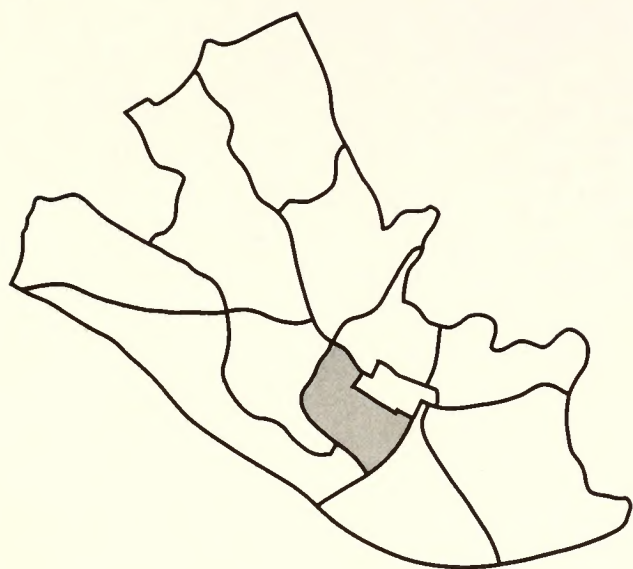
The Future Land Use Plan calls for single-family residential use to the east of South Street and industrial use from South Street to the U. S. 52 Bypass, the only exceptions being a small commercial center at South Street's junction with Pine Street, some multi-family housing along the south part of Factory Street and a planned medical business complex generally surrounding the Northern Hospital of Surry County.

Vacant land is not abundant throughout most of Area 4, and except for land lying west of the railroad, the Future Land Use Plan is basically a continuation of the existing land use pattern. With some sixty percent of the Area being recommended for rehabilitation or clearance projects, it is anticipated that the development within the broad land use pattern will be of a substantially higher quality.

The proposed medical business district would be for medical and related activities which are desirably located in the vicinity of general hospitals. Included in this category would be uses such as florist sales, barber shops, drug stores and eating establishments, as well as clinics and offices. Much of the existing development around the hospital is now of this type and enough vacant land or substandard development exists to insure the creation of such a district. The Town's new Zoning Ordinance provides for a Medical Business District and should prove to be a valuable tool in implementing this phase of the Land Use Plan.

South Street has been designated for improvements as a major thoroughfare by the Major Thoroughfare Plan. The Plan also calls for the improvement of Granite Street from South to Rockford Streets as a major thoroughfare. A long-range proposal is an extension of Spring Street across the northeast part of the Area and tying in to Willow Street on the north.

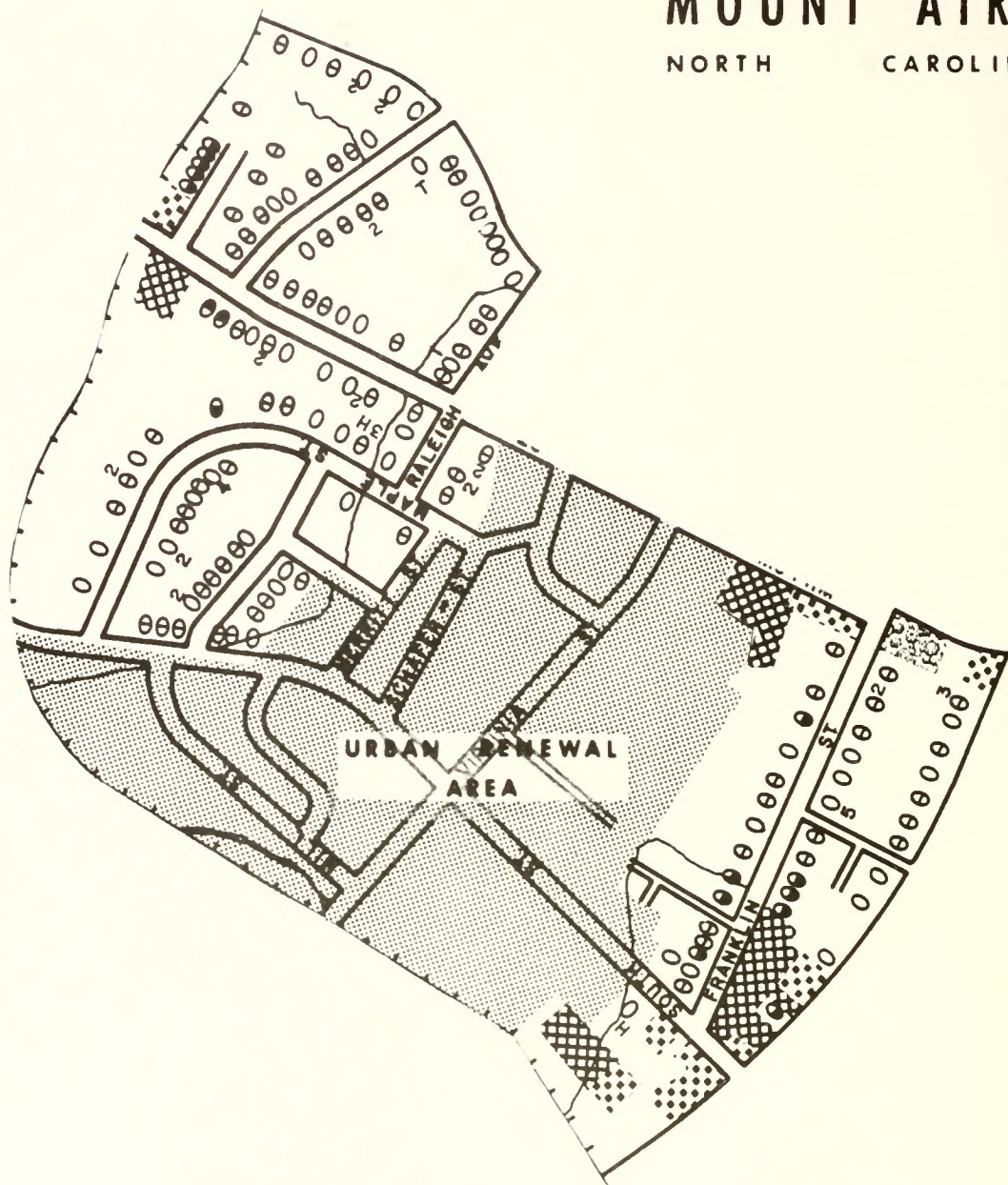
STUDY
AREA
5



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

The western and northern boundaries of Area 5 are formed by the Atlantic and Yadkin Railway tracks, and Pine Street forms the southern boundary. Portions of Main and Willow Streets comprise the eastern boundary.

Study Area 5 is the site of Mount Airy's first urban renewal project which is situated in the core of the area and extends to the Atlantic and Yadkin Railway tracks to the west and Willow Street to the east. The renewal project was discussed in the introductory chapter of this report and is not, therefore, treated in the following analysis of existing conditions in Area 5.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	60.97	67.72	52.01
Commercial	5.39	5.97	4.59
Industrial	4.78	5.31	4.08
Public & Semi-Public	.67	.74	.57
Streets	14.93	16.58	12.74
Railroads	3.30	3.68	2.81
Vacant	9.96		8.50
Total	100.00	100.00	85.30

The developed portions of Study Area 5 are overwhelmingly residential, primarily consisting of single-family dwellings. The only concentration of non-residential activity is found in the southwest and southeast extremes of the Area. Those commercial structures located in the southeast are a spillover from the CBD to which they are oriented, and those in the southwest are an overlap from the South Street industrial area. The small amount of vacant land found in the Area is mostly undevelopable because poor platting practices have left it in tracts of irregular shape and undesirable size.

Land Use problems within the Area are not critical.

THOROUGHFARES

The streets in Study Area 5 are generally in good condition and are well-maintained with the exception of Porter Street and a segment of Merrit Street, which are unpaved. The Area is bordered on the south by West Pine Street, a major thoroughfare, and a portion of South Street is located within the Area.

COMMUNITY FACILITIES

No schools, parks or playgrounds are now located in Study Area 5. The entire Area is adequately served by utilities and municipal services.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>		<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi- dated</u>	<u>Total Structures</u>	<u>Percent Sub- standard</u>
Residential					
White	128	14	14	142	9.85
Negro	0	0	0	0	0
Commercial	12	2	2	14	14.28
Industrial	6	2	2	8	25.00
Public	1			1	0

Basically, Study Area 5 contains older, but relatively stable, residential dwellings. It is mostly composed of a mixture of either housing needing no treatment or of dwellings needing minor repair. No dwellings will require clearance, but fourteen will require major repairs. These dwellings are located in the extreme northern and southern portions of the Area.

Of the total fourteen commercial structures, two are in need of major repair and six are in need of minor repair. Of the eight existing industrial structures, two require major repair, and two require minor repair.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	155		155
Substandard Housing			
Major Repair	14		14
Dilapidated	0		0
Total	169		169

Percent living in substandard housing: 8.29

COMMUNITY FACILITIES

No schools, parks or playgrounds are now located in Study Area 5. The entire Area is adequately served by utilities and municipal services.

CONDITION OF STRUCTURES

<u>STANDARD</u>		<u>SUBSTANDARD</u>		<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi- dated</u>	<u>Total Structures</u>	<u>Percent Sub- standard</u>
Residential					
White	128	14	14	142	9.85
Negro	0	0	0	0	0
Commercial	12	2	2	14	14.28
Industrial	6	2	2	8	25.00
Public	1			1	0

Basically, Study Area 5 contains older, but relatively stable, residential dwellings. It is mostly composed of a mixture of either housing needing no treatment or of dwellings needing minor repair. No dwellings will require clearance, but fourteen will require major repairs. These dwellings are located in the extreme northern and southern portions of the Area.

Of the total fourteen commercial structures, two are in need of major repair and six are in need of minor repair. Of the eight existing industrial structures, two require major repair, and two require minor repair.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	155		155
Substandard Housing			
Major Repair	14		14
Dilapidated	0		0
Total	169		169

Percent living in substandard housing: 8.29

FACTORS CONTRIBUTING TO BLIGHT

- 1) Several substandard structures located along Franklin and Sunset Streets.
- 2) Poorly platted lots throughout the Area.
- 3) Lack of proper buffering between non-residential uses and adjacent residences.

RECOMMENDED TREATMENT

Major conservation treatment is recommended for that part of Study Area 5 which is not located in the existing urban renewal project. Clearance or rehabilitation action will, however, be needed for a small pocket of blight located between Sunset Street and the Atlantic and Yadkin Railway in the northern part of the Area. Good code enforcement and zoning should enable Area 5 to maintain sound environmental conditions. This is especially true when viewed in relation to the beneficial impact the urban renewal project will undoubtedly exert over the Area.

FUTURE DEVELOPMENT



Study Area 5 will possibly undergo more change than any other section of Mount Airy in the near future. Several thoroughfare alterations and the complete redevelopment of the Area's core through urban renewal will give it a totally new and different character. If all goes well, the overall Area should become a model of sound planning instead of a classic example of chance planning.

The re-use plan for the urban renewal project calls for residential, commercial and industrial areas as shown on Map 2. A forty unit non-white public housing project will be located on part of the land shown as multi-family residential in the southern portion of the renewal project. The Land Use Plan calls for the remainder of Area 5 to be single-family residential except for a strip of light

industrial use along the railroad in the north and the continuation of existing commercial and industrial uses in the southeast and southwest.

Plans call for a connecting extension of South Street. The new extension will begin approximately at Lovill Street, cut across Virginia Street and adjoin the northern segment of South Street at a point slightly past Maple Street. A further proposal, which is partly within the urban renewal area and partly within the central business district, provides for an extension of Virginia Street to adjoin Main Street at Hines Street.

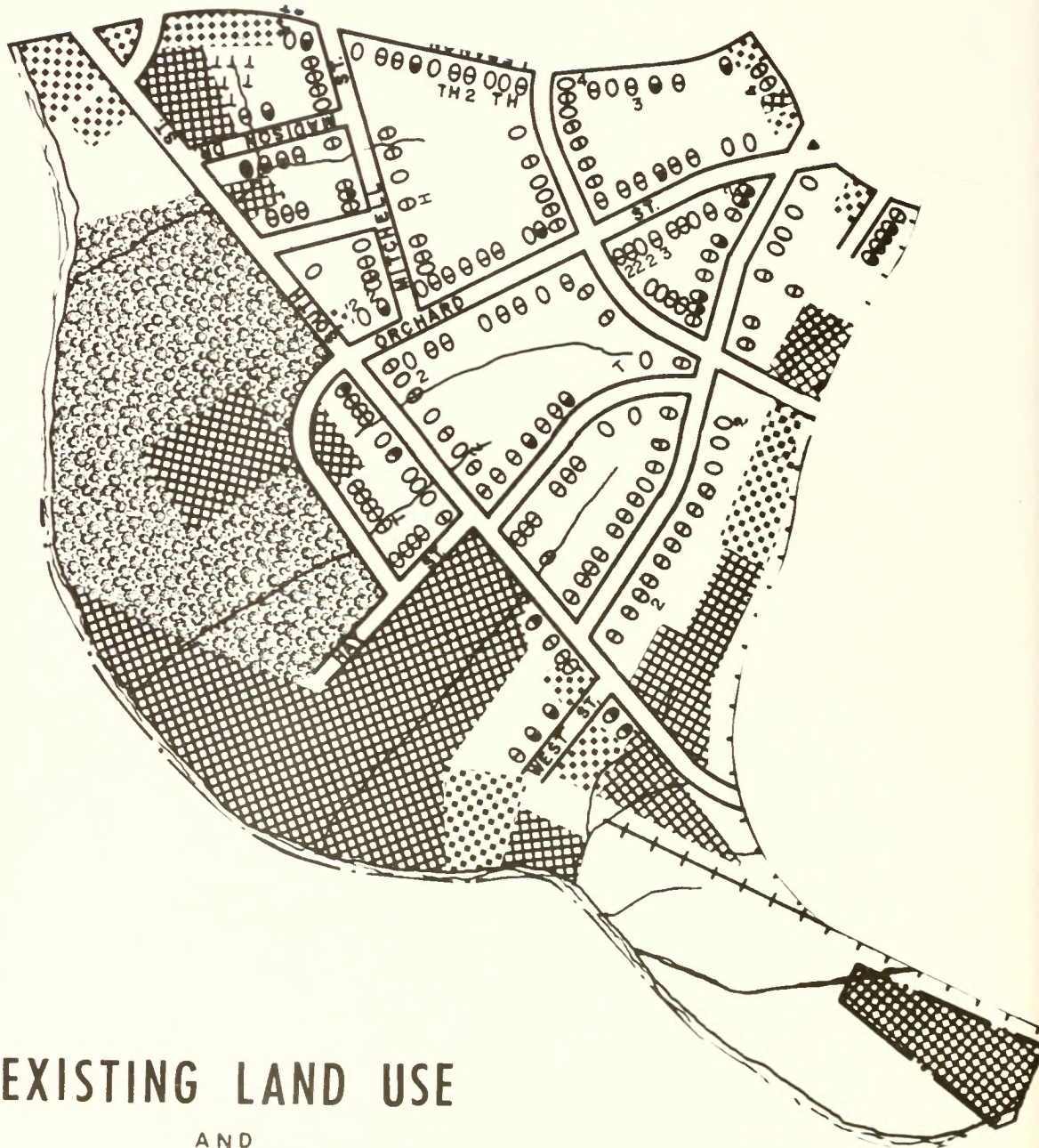
STUDY
AREAS
6 E A Y



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

The northern and western boundaries of Study Area 6 are Lebanon Street and Lovill's Creek, respectively. The eastern boundary includes portions of Main Street and the Atlantic and Yadkin Railway. The southern boundary follows Lovill's Creek to Virginia Street and then proceeds down Virginia Street for a small distance until it crosses the railroad. At this point the boundary progresses along the railroad in a northwardly direction.

Study Area 6 is primarily an older residential section which has been relatively well-maintained. The Area's problems are limited to its major streets and along the Atlantic and Yadkin Railway.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	31.59	35.52	56.79
Commercial	5.43	6.12	9.76
Industrial	22.40	25.17	40.24
Public & Semi-Public	14.54	16.34	26.12
Vacant	11.06	0	19.86
Streets	13.44	15.12	24.17
Railroads	1.54	1.73	2.78
Total	100.00	100.00	179.72

Most of Study Area 6 is developed, with the exception of a small tract of vacant land in the southern segment. Commercial use, which is rather small, is limited to the extremities of the area. There is a significant amount of industry, which is primarily located along the Atlantic and Yadkin Railway, along Madison Drive, and in the western segment of the area.

Because of the presence of Mount Airy High School, public use occupies a relatively large percentage of developed land. Again, however, residential use is the dominant user of land, but proportionately it is not as great in Area 6 as the other sections of Mount Airy.

Mixed land use is not a major problem in Study Area 6; however, there is a need for adequate buffering between commercial and industrial uses and residences. The Area's one critical concentration of mixed land use and blight is in the vicinity of West Street.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dipai-dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub-standard</u>
Residential						
White	185	26	1	27	212	12.73
Negro	0	0	0	0	0	0
Commercial	11	1		1	12	8.33
Industrial	7	6	1	7	14	50.00
Public	1				1	0

Of the total 212 residential structures in Area 6, only twenty-six require major repair work, and one dwelling is dilapidated; however, 130 of the remaining residences need minor repairs. The many dwellings in need of minor structural upgrading are not limited to a specific section but are generally scattered throughout the Area. As was previously stated, Study Area 6 contains an abundance of older homes which are basically sound structures. However, as point out above, many need minor repairs to halt a possible declining trend.

One-half of the existing industrial structures are substandard. Of the fourteen industrial establishments, six are in need of major repair, and one should be cleared. Three are in need of minor repair.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	217		217
Substandard Housing			
Major Repair	26		26
Dilapidated	1		1
Total	244		244

Percent living in substandard housing: 11.06

FACTORS CONTRIBUTING TO BLIGHT

- 1) Small pockets of substandard structures in the southwest part of the Area, along the south side of Madison Drive and along the Atlantic and Yadkin Railway.

- 2) Lack of adequate buffers between non-residential and residential uses throughout the Area.
- 3) Several unpaved and very narrow streets.
- 4) Inadequate recreational facilities.
- 5) Poor lot platting which has resulted in a great deal of undevelopable land.
- 6) Uncontrolled outside storage and trash is evident throughout the Area and is especially critical in the industrial areas.
- 7) Inadequate off-street parking.
- 8) Inadequately developed trailer park.
- 9) Unattractive, poorly developed and poorly maintained strip development at the north end of South Street.

RECOMMENDED TREATMENT

All of Area 6, except the extreme southwest portion, is recommended for major conservation treatment. Major rehabilitation is the type of action in the southwest. Spot clearance and rehabilitation will be required for a small area south of Madison Drive and for a strip of blight along the railroad between Willow Street and North Main Street.

FUTURE DEVELOPMENT



The Area's future development should basically follow the existing land use pattern. Industry should be contained to its present locations and to the land adjacent to the Atlantic and Yadkin Railway. Commercial activities should be limited to North Main Street and the concentration in the extreme northwest

part of the Area. Industrial and commercial uses should definitely be discouraged from locating south of Madison Drive on South Street because of the High School and the adjacent residential sections.

The Major Thoroughfare Plan designates North Main Street, Lebanon Street and South Street as major thoroughfares and recommends that Hay Street be extended to connect with U. S. 52 Bypass.

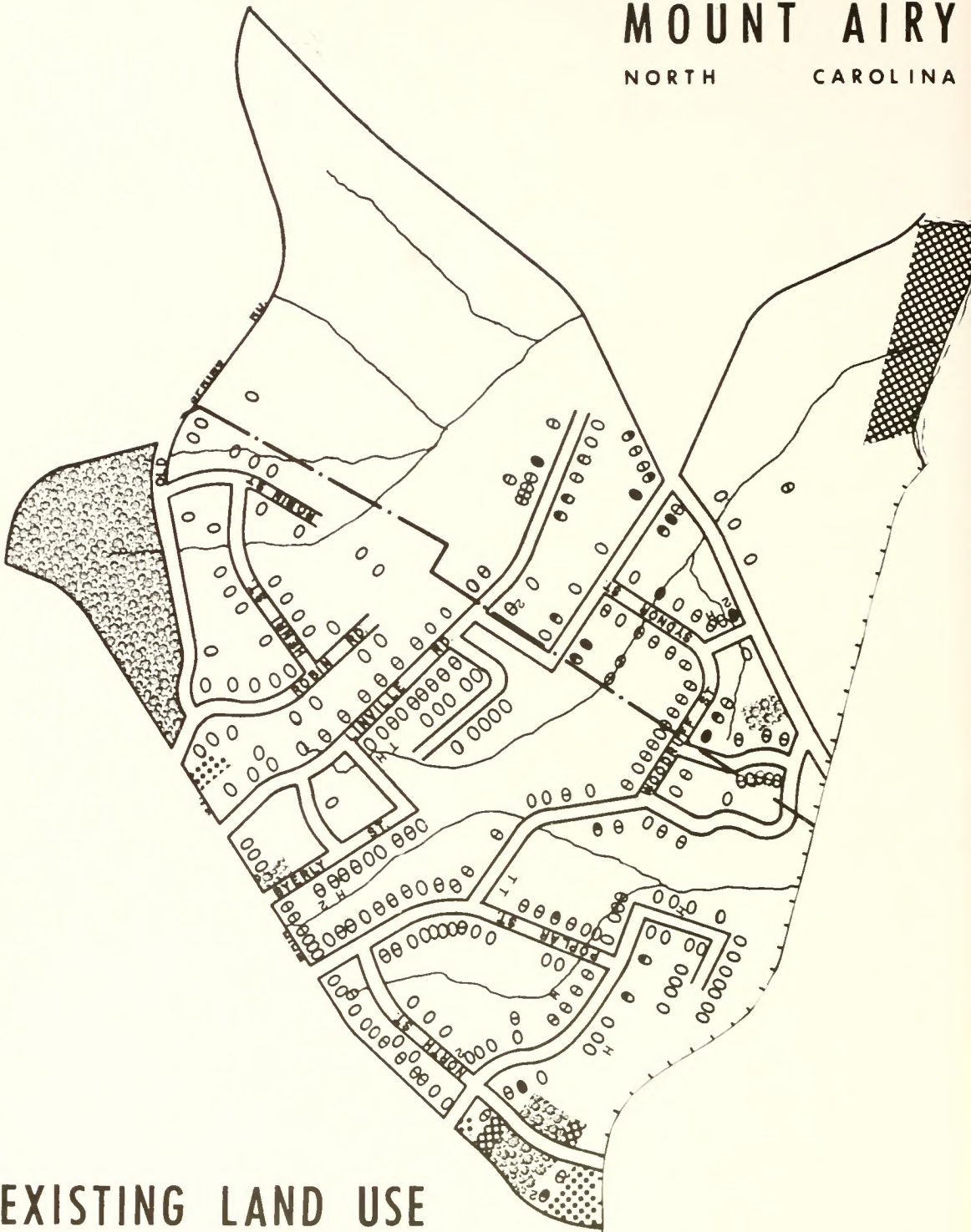
STUDY
AREA
7



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Study Area 7 is bound on the north by Spring Road, on the south by the Atlantic and Yadkin Railway, on the west by Main Street and on the east by a segment of Riverside Drive and the Ararat River. It is characterized by generally good residential development, a large part of which is relatively new. A municipally owned and maintained cemetery is located on a twelve acre site in the extreme northwest part of the Area.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	50.34	74.22	146.39
Commercial	.77	1.13	2.24
Industrial	.29	.44	.86
Public & Semi-Public	5.67	8.35	16.47
Vacant	32.18		93.62
Streets	9.96	14.70	28.98
Railroads	.79	1.16	2.29
Total	100.00	100.00	290.85

Residential land use dominates the developed portion of the Area with very little commercial and industrial activity to be found. Most of the residential use is single-family, is relatively new housing, and is in good structural and environmental condition. Commercial and industrial uses are found in the extreme southwest part of the Area and to the east of Riverside Drive. The non-residential concentration in the southwest is a classical example of mixed land uses. The block bound by Main, North and Lebanon Streets, and the railway, contains residences, small industries, various types of commercial activities and an elementary school. This section contains a great deal of outside storage and is not very well-maintained. Only the residential use is found east of Riverside Drive, but it is an excellent example of proper development and contributes to that section's environment. There are scattered instances of vacant parcels throughout the area with a substantial amount of land in the northeast -- and outside of the town limits -- being undeveloped.

Land use problems are not critical in Area 7, and what few do exist should easily be contained through sound zoning and subdivision control.

THOROUGHFARES

Streets within the Area are fairly well platted; however, north-south circulation is not possible without using Main Street. Major circulation problems can be prevented by assuring that

future subdivisions and street dedications are coordinated with the existing street system. This is particularly true in the northern part of the area. Streets are in generally good condition except for those located outside the town limits. Most of the outside streets are in very bad condition.

COMMUNITY FACILITIES

Recreation

At present, there are no parks or playgrounds other than the residential facilities located at the North Main Elementary School. However, a park, which will serve as a buffer between existing residences and proposed industrial development in the eastern part of the Area, has been recommended for location in the vicinity of Old Springs Road and Riverside Drive.

Schools

North Main Elementary School, which was built in 1920, is located on a 2.5 acre site on the east side of North Main Street at Orchard Street. There are fourteen teachers and a principal on the school's staff, and fourteen classrooms are provided.

Some location and site problems now confronting the school are insufficient off-street parking, inadequate, inaccessible play area, incompatible surrounding land use, and poor location with respect to traffic. Because of these problems, plus the age of the structures and population shifts, the school should be relocated. A thirteen acre site, located off Old Springs Road, has been purchased for a future school.

Utilities

The part of the area within the Town is adequately served with all facilities. The outside section has no water or sewerage facilities, nor does it receive municipal refuse collection or fire protection.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major</u> <u>Repair</u>	<u>Dilapi</u> <u>dated</u>	<u>Total</u>	<u>Total</u> <u>Structures</u>	<u>Percent</u> <u>Sub-</u> <u>standard</u>
Residential						
White	222	10	6	16	238	6.73
Negro	6	9	2	11	17	64.70
Commercial	6				6	0
Industrial	3				3	0
Public	6				6	0

Residential structures within Study Area 7 are in good condition with very few receiving a substandard rating. A large portion of the dwellings needing major repairs or clearance is located outside the town limits. Three small clusters of such housing are found in the east central part of the Area.

The dwellings in the vicinity of Old Spring Road, Robin Road and Henri Street are new and in excellent condition. This is also true of the dwellings in the southernmost part of the Area adjacent to the railway tracks. The remaining part of the Area is a mixture of good housing, or either homes requiring minor repair.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	228	6	234
Substandard Housing			
Major Repair	10	2	12
Dilapidated	6	2	8
Total	244	10	254

Percent living in substandard housing: 7.87

FACTORS CONTRIBUTING TO BLIGHT

- 1) Classical example of mixed land uses in the extreme southwest portion of the Area.
- 2) Poorly platted, narrow and unpaved streets in the unincorporated part of the Area.
- 3) Lack of municipal facilities and services in the developed section outside of the town limit.
- 4) Inadequate recreational facilities.
- 5) Poorly platted lots.
- 6) Improperly maintained residences and accessory buildings in the eastern part of the Area.
- 7) Uncontrolled outside storage; this is especially acute in the southwest and eastern portions of the Area.
- 8) Inadequate off-street parking and excessive curb cuts in the commercial area along Main Street.

RECOMMENDED TREATMENT

The only action needed in the northern part of Area 7 is to maintain its present condition and to insure through sound zoning and subdivision controls the proper development of vacant land in the northeast. Major conservation action is recommended in the remainder of the Area with three small clusters of blight which will require major rehabilitation or clearance located in the east central section. Also, a concentrated conservation effort should be directed to the commercial area located in the southwest.

FUTURE DEVELOPMENT



Study Area 7 will remain primarily in single-family residential use. Industrial development should be encouraged in the southeastern portion of the Area. All such uses located in this section, should, however, be of the same high quality as the industrial activity which was recently constructed in this area. The existing commercial development on Main Street will remain in such use, but should not be permitted to expand north of Lebanon Street. Residences or uses compatible to residential areas should be encouraged throughout the remainder of the Study Area.

The Mount Airy Community Facilities Plan calls for a proposed park and elementary school in the northeastern part of the Area. The Thoroughfare Plan does not recommend any new construction or extensions within the Area. It does, however, designate North Main Street, Old Spring Road and Riverside Drive --all of which serve the Area as boundaries -- as major thoroughfares.

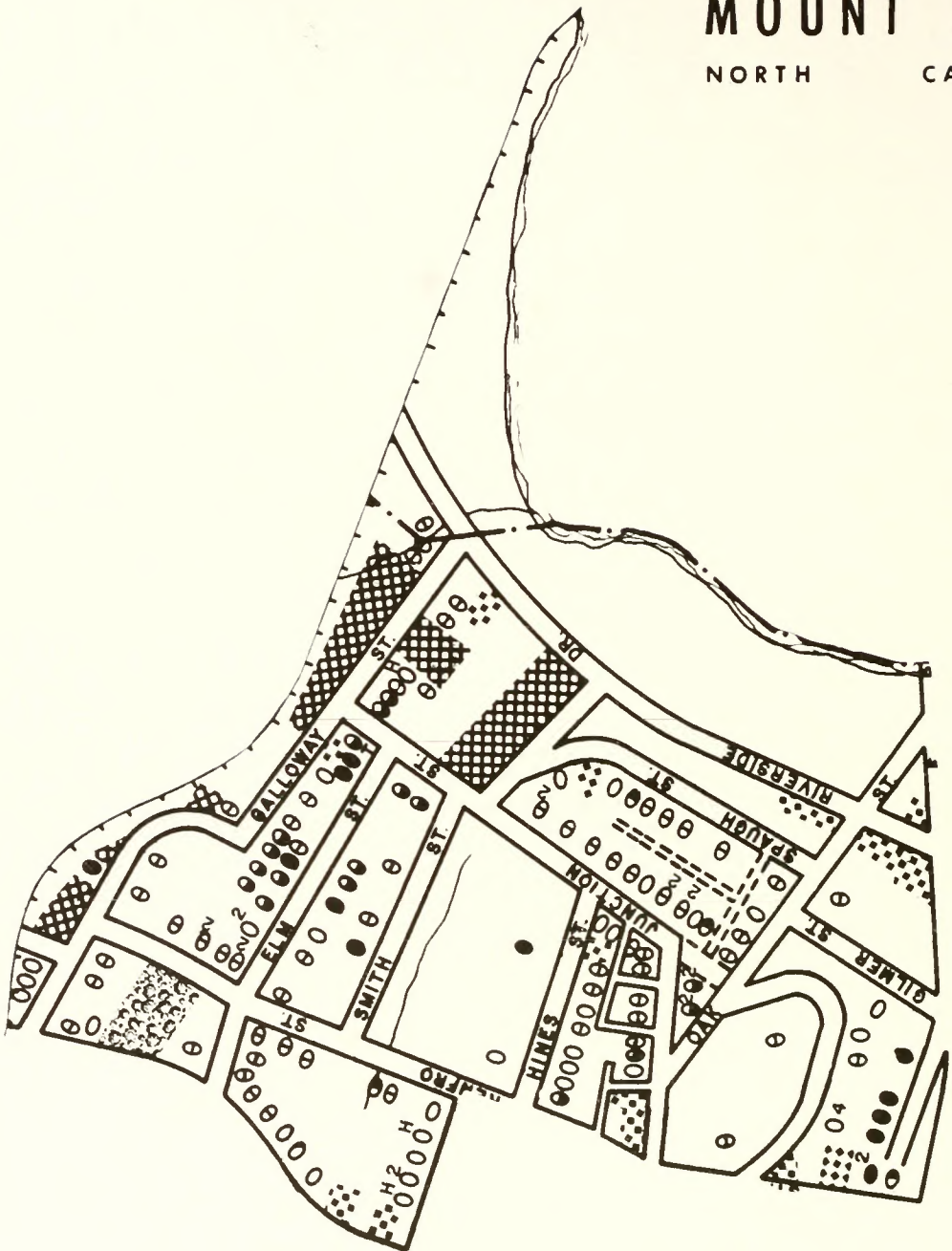
STUDY
AREA
8 EADY



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Study Area 8 is a sparsely developed area which is characterized by a mixture of structures and substandard low-priced housing. The one exception is Main Street, along which are located older and very well-maintained homes. This Area is oriented to the CBD which, along with North Main Street, serves as its western boundary. To the north it is bound by the Atlantic and Yadkin Railway, to the east by the Ararat River and to the south by Pine Street.

LAND USE CHARACTERISTICS

<u>Land Use</u>	<u>Percent of Total Area</u>	<u>Percent of Developed Land</u>	<u>Acres</u>
Residential	45.03	59.50	51.44
Commercial	3.82	5.04	4.36
Industrial	4.27	5.64	4.88
Public & Semi-Public	1.27	1.67	1.44
Vacant	24.31	0	27.78
Streets	19.30	25.50	22.04
Railroads	2.00	2.65	2.29
Total	100.00	100.00	114.23

Area 8 is primarily in single-family residential use with a significant amount of vacant land (about 25 percent) scattered throughout. There is a small amount of industry located in the northern portion of the Area, and commercial development, which for the most part unattractive and poorly located, is situated on the fringes of the Area.

In general, the topography of the undeveloped land is rough, but will lend itself to residential development. These areas might be excellent sites for apartment growth, which could be mixed with existing good housing.

The lack of adequate buffering between residential and non-residential development and poorly platted lots are the most critical land use problems within the Area.

THOROUGHFARES

The streets within Study Area 8 are, for the most part, not in good condition. The original layout and design of the streets is poor, and many are unpaved. Moreover, the major thoroughfares within the Area are in need of substantial improvement.

COMMUNITY FACILITIES

There are no parks, playgrounds or schools located in Study Area 8.

Utilities

Municipal utilities and services are adequate throughout the Area.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi- dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub- standard</u>
Residential						
White	88	26	11	37	125	29.60
Negro	0	0	0	0	0	0
Commercial	14	2		2	16	12.50
Industrial	4				4	0
Public	1				1	0

Approximately 78 percent of the existing residential structures require some form of structural improvement. Of the total 125 dwellings, 61 are in need of minor repair, 26 are in need of major repair, and 11 should be destroyed. Also, ten of the existing commercial structures require upgrading.

As previously stated, much of the housing in Area 8 is of the lower price type, and there is a mixture of good and bad dwellings with no predominant concentrations of either type existing. Housing is especially poor, however, in the vicinity of Elm and Galloway Streets. The commercial areas are also intermixed with both standard and substandard structures.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	101		101
Substandard Housing			
Major Repair	27		27
Dilapidated	11		11
Total	139		139

FACTORS CONTRIBUTING TO BLIGHT

- 1) Poorly platted streets with many unpaved and very narrow streets.
- 2) Inadequate buffering between residential and non-residential areas.
- 3) Uncontrolled outside storage.
- 4) An intermixture of land uses around the Area's fringe.
- 5) A great deal of poorly maintained and substandard structures scattered throughout the Area.
- 6) Unattractive commercial development; this is especially true in the vicinity of the intersection of Oak and Junction Streets.
- 7) Inadequate recreation space.
- 8) Poorly platted and inadequate lots.

RECOMMENDED TREATMENT

Major rehabilitation action is needed for all of Study Area 8 except that portion which lies between Arch Street and North Main Street. A great deal of spot clearance will be necessary to upgrade the Area; however, it was not possible to delineate an urban renewal project because of the manner in which standard and sub-standard housing is intermingle throughout the Area. If Area 8 is to be improved, it will require a three way cooperation between good housing code enforcement, sound zoning and high quality new development.

FUTURE DEVELOPMENT



Two types of development should be encouraged to locate in Area 8. They are: light industrial and wholesaling activities,

and multi-family residential. The Area's fringe, i.e., those lands adjacent to the Atlantic and Yadkin Railway and adjacent to Riverside Drive and between Riverside Drive and the Ararat River, should most appropriately be used for light industrial and wholesaling uses. Commercial uses will undoubtedly remain along the Area's boundary with the CBD and should properly do so. The remainder of the Area appears to be best suited for residential uses and contains considerable vacant parcels for future development. It is not, however, likely that these parcels will prove desirable for single-family development, but they do offer an excellent location for centrally located apartments. Every effort should be made to protect the residences located along North Main Street from commercial encroachment or other adverse conditions.

Area 8 will definitely be affected by the major thoroughfare plan. Riverside Drive and East Pine Street have both been designated as major thoroughfares and will be so improved. Hines Street will be extended to the east to connect with Riverside Drive. This extension will form the northern leg of the downtown loop. Renfro Street will be extended to the north to connect with North Main Street at Elm Street. Such a realignment will make Renfro Street a major cross-town artery for carrying U. S. 52 Business traffic through the central part of Mount Airy.

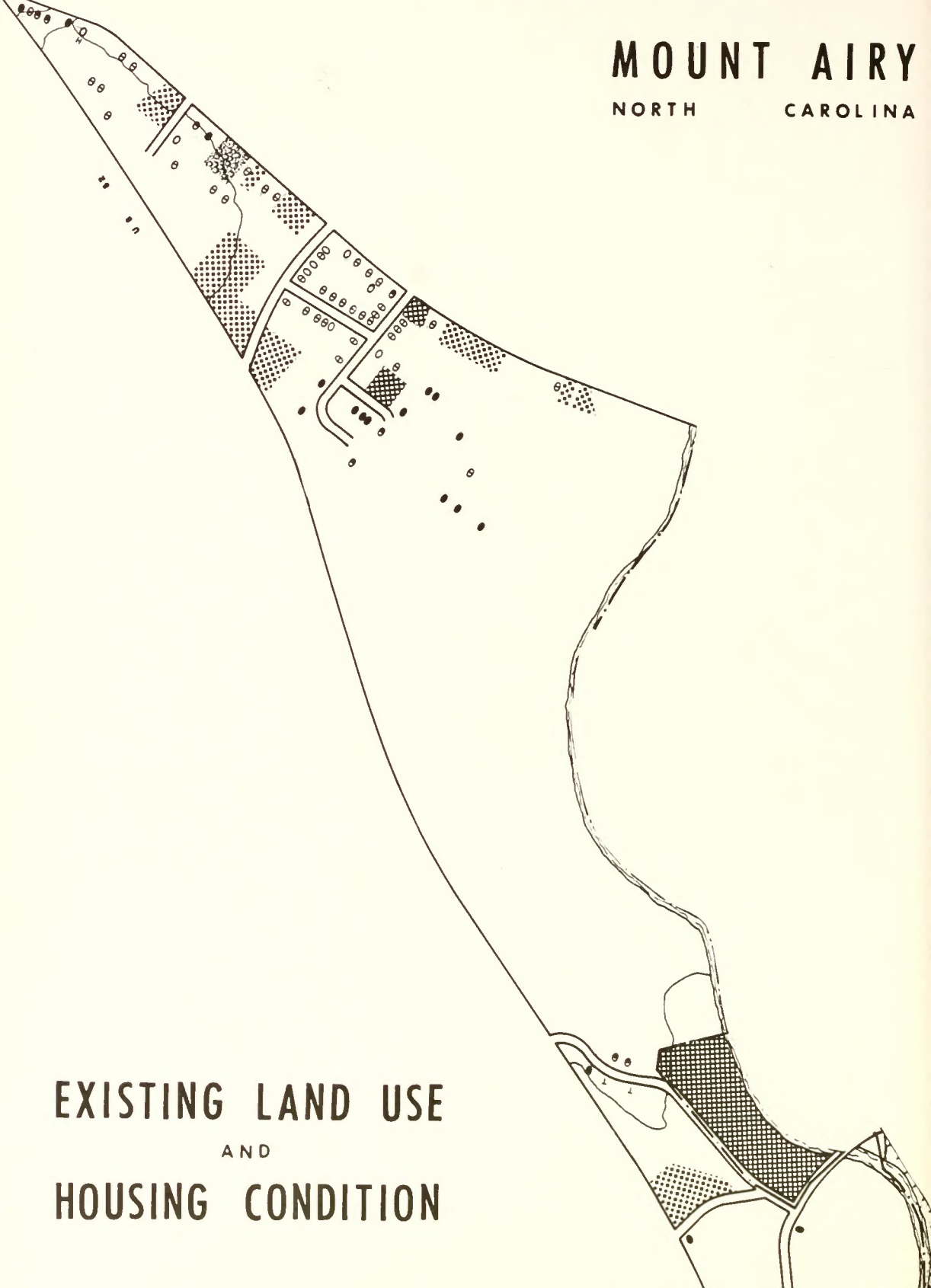
STUDY
AREA
9



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Blight, low quality development and vacant land best describes Study Area 9. Some of Mount Airy's worst environmental conditions are found in the Area, but fortunately, the existing development is sparse and the vacant lands provide an opportunity to benefit from past mistakes and prevent their continuation. The Area is bound by Lebanon Street on the north, by Lovill's Creek on the east, by Pine Street on the south, and by U. S. 52 Bypass on the west.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	11.30	27.30	34.83
Commercial	14.73	35.56	45.35
Industrial	6.85	16.56	21.12
Public & Semi-Public	.82	1.98	2.53
Vacant	58.59	0	180.52
Streets	7.48	18.05	23.02
Railroads	.23	.55	.71
Total	100.00	100.00	308.08

Over half of the land in Area 9 is undeveloped. The undeveloped portions vary from relatively rough topography to low lands which are subjected to flooding. It is, because of existing non-residential uses and its general location, not too likely that this land will ever experience new residential development. Commercial and industrial growth is feasible, however.

Residential use in the Area is either blighted or intermixed with commercial activities along Lebanon Street. Commercial activities are found along Lebanon Street and U. S. 52 Bypass. They are generally unattractive and not too well maintained except for the new developments. Recent commercial construction has been of a high quality and may very well be the start of a trend which will upgrade the land adjacent to Lebanon Street and the Bypass.

THOROUGHFARES

Two major thoroughfares serve as the Area's boundaries. They are: the U. S. 52 Bypass which carried 3,300 vehicles per day, and Lebanon Street which accommodates 5,300 vehicles per day. U. S. 52 Bypass is in excellent condition and Lebanon Street is in generally good condition. The few streets which exist in the section of the Area are unpaved or narrow or both.

COMMUNITY FACILITIES

There are no schools, playgrounds or public parks within the Area.

Utilities

Although there is an existing sewer line located in the southernmost tip of the Area, the remaining portion, including the residential segment, does not have sewerage facilities. A collector sewer line has been proposed to diagonally bisect the middle of the area and cross U. S. 52 Bypass. Water facilities are non-existent except for a 6"-10" line in the southern portion of the Area.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi-dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub-standard</u>
Residential						
White	48	8	19	27	75	36.00
Negro	0	0	0	0	0	0
Commercial	8	3		3	11	27.27
Industrial	4				4	0
Public	1				1	0

Because of poor original construction and inadequate maintenance many of the structures in Area 9 are substandard. The worst housing and environmental condition is found in the Pine Street, Willow Street section. It is, despite a low density, one of the most blighted residential sections in Mount Airy or its immediate fringe. A small cluster of bad housing is located at the apex of Lebanon Street and U. S. 52 Bypass. Also, a small cluster is located immediately off U. S. 52 in the southern part of the Area.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	55		55
Substandard Housing			
Major Repair	8		8
Dilapidated	19		19
Total	82		82

FACTORS CONTRIBUTING TO BLIGHT

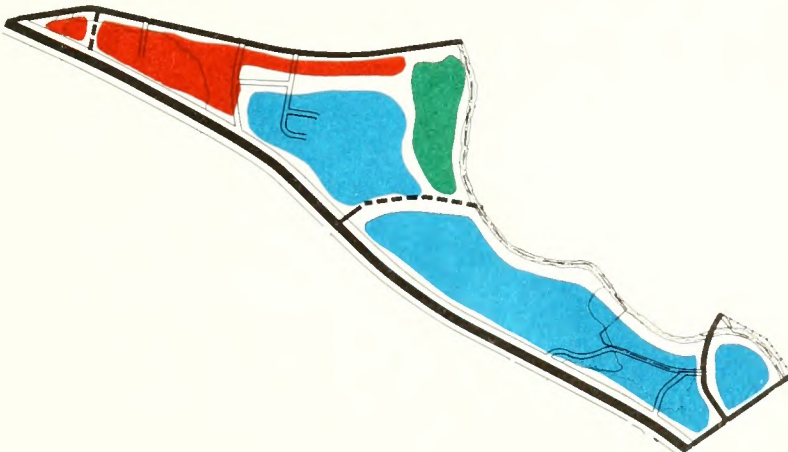
- 1) The generally poor condition of streets within the interior of the Area.
- 2) An intermixture of land uses; this is especially acute along Lebanon Street.
- 3) Uncontrolled outside storage. Pine Street contains the classical example of such activity.
- 4) Concentrations of dilapidated housing and also the spot location of such housing throughout the Area.
- 5) Lack of zoning or subdivision controls.
- 6) Poorly platted lots and streets.

RECOMMENDED TREATMENT

Major conservation efforts are recommended for the major portion of the Area. Clearance and redevelopment are, however, considered necessary for the Pine Street, Willow Street section. New commercial growth should, if properly controlled, upgrade the fringes of Area 9. Spot clearance and rehabilitation will, of course, be necessary throughout the Area and especially in the two small concentrations of substandard housing.

The proposed clearance project is discussed in more detail in Chapter 3.

FUTURE DEVELOPMENT



The Future Land Use Plan proposes that Area 9 be developed only for commercial and industrial land uses. Future residential growth is not likely because of existing environmental conditions and an abundance of much better residential land elsewhere. Commercial growth should continue along Lebanon Street and in the northern part of the Area. The remainder of Area 9 appears to be best suited for industrial activities because of its location relative to transportation and to existing industrial areas. It is not, however, a section to be given first priority industrial development. Zoning, when applied to this Area, should reflect these proposals.

U. S. 52 Bypass and Lebanon Street are designated as major thoroughfares on the Major Thoroughfare Plan. Also proposed is an extension of Hay Street from Area 6 through Area 9 to U. S. 52 Bypass. This might very well encourage development in that part of the Area as well as provide for east-west circulation. A long-range proposal is for a portion of the Mount Airy Outer Loop to cut across the extreme northern part of the Area.

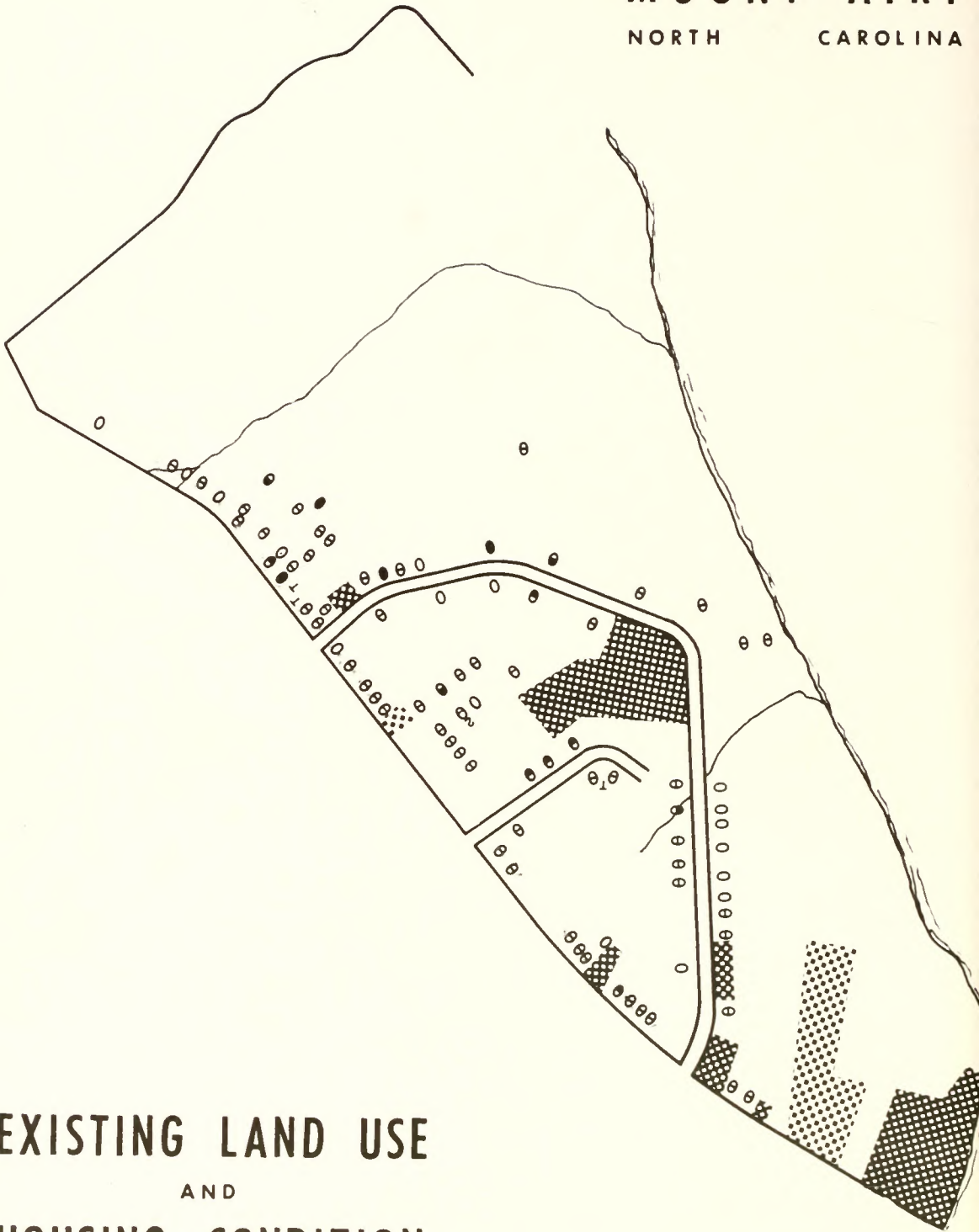
STUDY
AREAS
10 EASY



MOUNT AIRY

NORTH

CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Except for the development which borders Lebanon Street, Study Area 10 is rural in character. Residential usage is sparse and there is some agricultural activity in the Area. The Area is bound on the north by State Road 1704, on the east by Lovill's Creek, and on the south and west by Lebanon Road.

LAND USE CHARACTERISTICS

Land Use	Percent of Total Area	Percent of Developed Land	Acres
Residential	24.61	66.22	66.47
Commercial	2.28	6.11	6.14
Industrial	5.80	15.61	15.67
Public & Semi-Public	0	0	0
Vacant	62.84	0	169.79
Streets	4.47	12.06	12.10
Railroads	0	0	0
Total	100.00	100.00	270.17

Most of Area 10's developed land is in single-family residential use. These residences are located primarily along Lebanon Street and in the west-central part of the Area. Commercial activities are intermixed with housing on Lebanon Street with a concentration of such use in the southern part of the Area. The commercial uses vary from good quality, well-planned developments to unattractive, poorly maintained establishments. Some 63 percent of the Area is undeveloped or in agriculture use. This vacant land is located predominantly in the eastern and northern parts of the Area. Vacant land to the north is relatively rugged and that found in the east and to the south is low and presently used for farming.

THOROUGHFARES

Lebanon Road, the Area's only major thoroughfare, is plagued by excessive curb cuts which greatly reduce its traffic carrying capacity. Other than Lebanon Road, there are very few roads in the Area and those that do exist are unpaved and narrow.

COMMUNITY FACILITIES

No schools, parks or playgrounds are located in Area 10.

Utilities

Area 10 is not served by municipal utilities or services.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi- dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub- standard</u>
Residential						
White	71	11	7	18	89	20.22
Negro	0	0	0	0	0	0
Commercial	3				3	
Industrial	4	2		2	6	33.33
Public	0	0	0	0	0	0

Residences within the Area are in relatively bad condition. There are no large concentrations of substandard housing, but enough substandard dwellings are scattered throughout the Area to warrant a major rehabilitation effort. Then too, many of the residences rated as standard are in need of minor repairs. All of the commercial structures are in good condition but are extreme in their aesthetic attractiveness. Some of the commercial structures are of a very high quality which upgrades the Area while others have exactly the opposite effect. Two of the six industrial structures are on the verge of becoming dilapidated.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	75		75
Substandard Housing			
Major Repair	11		11
Dilapidated	7		7
Total	93		93

FACTORS CONTRIBUTING TO BLIGHT

- 1) Poorly platted, narrow and unpaved streets throughout the Area.
- 2) Intermixture of land uses along Lebanon Street.
- 3) Lack of proper zoning and subdivision controls.
- 4) Lack of water, sewer and municipal services.
- 5) Scattered spots of dilapidated structures throughout the Study Area. This is especially critical in the

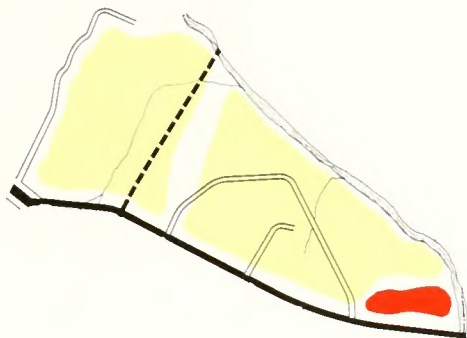
central part of the Area.

- 6) A few poorly maintained industrial and commercial structures.
- 7) Uncontrolled outside storage.
- 8) Uncontrolled strip commercial development and excessive curb cuts on Lebanon Street.

RECOMMENDED TREATMENT

Major rehabilitation action is recommended for the central part of Study Area 10. This Area is mostly in residential use and could very well become extremely blighted if corrective measures are not undertaken. The remainder of the Area needs only major conservation action.

FUTURE DEVELOPMENT



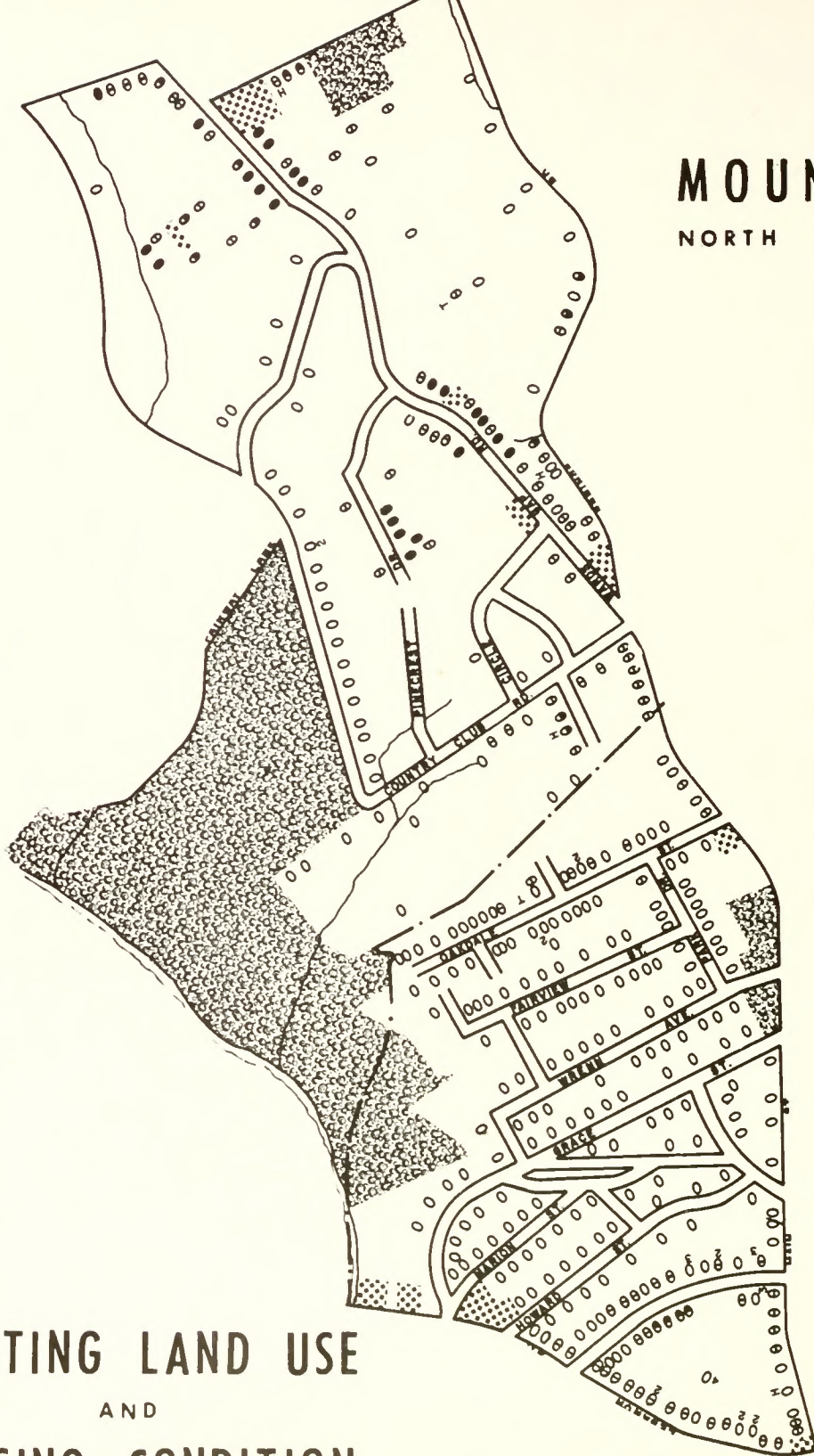
The Land Use Plan recommends that all of Area 10, except for portions of Lebanon Road, be used for residences. Area 10 is not likely to experience much growth until other more desirable sections are preempted for residential development. The one exception to this is the land adjacent to Lebanon Road which will continue to accommodate new commercial establishments. A commercial trend has emerged along this traffic artery during the last few years and will undoubtedly continue, but certain zoning and curb cut controls should be introduced to assure a quality development in the future.

Part of the northern leg of the Mount Airy Outer Loop will pass through the northern part of Area 10. Other than this long-range proposal, the Major Thoroughfare Plan makes no recommendations.



MOUNT AIRY

NORTH CAROLINA



EXISTING LAND USE
AND
HOUSING CONDITION

Study Area 11 is bounded on the north by State Road 1716, on the east by Main Street and Springs Road, on the south by Lebanon Road and on the west by portions of Greenhill Road, Fairway Lane and Lovill's Creek. It contains some of the best residential sections in Mount Airy. There are, however, two sections of extremely blighted environmental conditions in the northern portion of the Area. The Mount Airy Country Club and Golf Course is located in the southwest part of the Area and exerts a positive influence on the quality of housing throughout most of the Area.

LAND USE CHARACTERISTICS

<u>Land Use</u>	<u>Percent of Total Area</u>	<u>Percent of Developed Land</u>	<u>Acres</u>
Residential	52.50	66.38	221.35
Commercial	1.31	1.66	5.51
Industrial	.04	.05	.17
Public and Semi-Public	16.21	20.50	68.36
Vacant	20.92	0	88.11
Streets	9.02	11.41	38.05
Railroads	0	0	0
Total	100.00	100.00	421.55

Study Area 11 is predominantly single-family residential in character with only one commercial concentration of any size and no industrial activities. A small neighborhood shopping district has recently developed in the extreme southeast corner of the neighborhood; however, there is little room for expansion of this in the future. Other commercial activities are located at various spots along Main Street and Ward's Gap Road. Generally, there are no critical land use problems in this Area.

THOROUGHFARES

A mixture of good and bad streets is present in Area 11. Generally, most of the poor streets, which are unpaved and narrow, are located outside the town limits. By and large, the streets located within the Town are in good condition and are well maintained. Street platting is good relative to other parts of Mount Airy. The only major problem is the lack of north-south circulation within the Area, especially in the southern part.

COMMUNITY FACILITIES

Recreation

No existing parks or playgrounds are located in Area 11.

Schools

J. J. Jones Elementary and High School, which serves the Negro population of Mount Airy, is located in the northern part of the Study Area. The school site is 8.4 acres with present plans calling for the acquisition of additional land for expansion. Improvements to the existing physical plant were made in 1961 at a cost of \$311,000, and the facilities should be adequate for many years to come.

Utilities

That part of Area 11 which is within the town limits is adequately served by municipal utilities and services; however, the outside portion is not served by sewerage or municipal services. Water is available in all but the northern part of the Area.

CONDITION OF STRUCTURES

		<u>STANDARD</u>			<u>SUBSTANDARD</u>		<u>TOTALS</u>	
					Major <u>Repair</u>	Dilapi- <u>dated</u>	<u>Total</u>	Percent Sub- <u>standard</u>
Residential								
White	300				1	3	4	1.32
Negro	26				13	20	33	55.93
Commercial	10					2	2	16.66
Industrial	1						1	0
Public	6						6	0

The Area contains two pockets of substandard housing. Both are located outside the Town and both are occupied predominantly by Negroes. This housing does not appear to be as bad as is actually the case because of the rural setting in which it is located. Also, some housing which shows the danger of deterioration exists in the southern tip of the Area. Excellent housing may be observed in the vicinity of Country Club Road, Oakdale Street, Fairview Avenue, Wrenn Avenue, Grace Street, Park Avenue, Marion Street and Harvard Street.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	314	26	340
Substandard Housing			
Major Repair	1	13	14
Dilapidated	3	3	6
Total	318	42	360

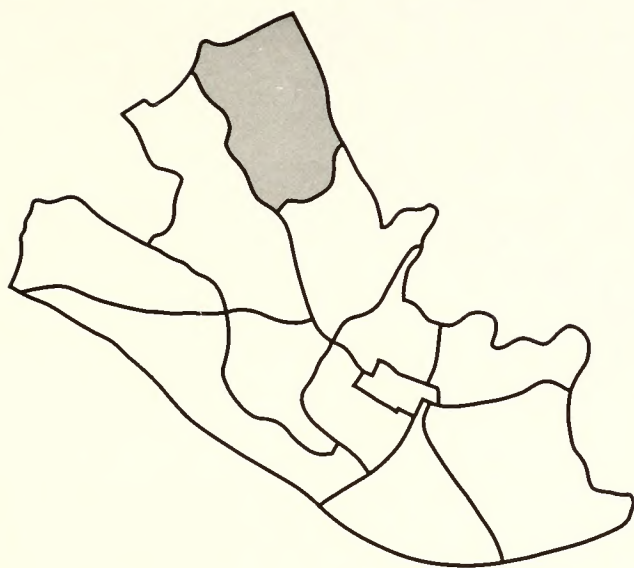
FACTORS CONTRIBUTING TO BLIGHT

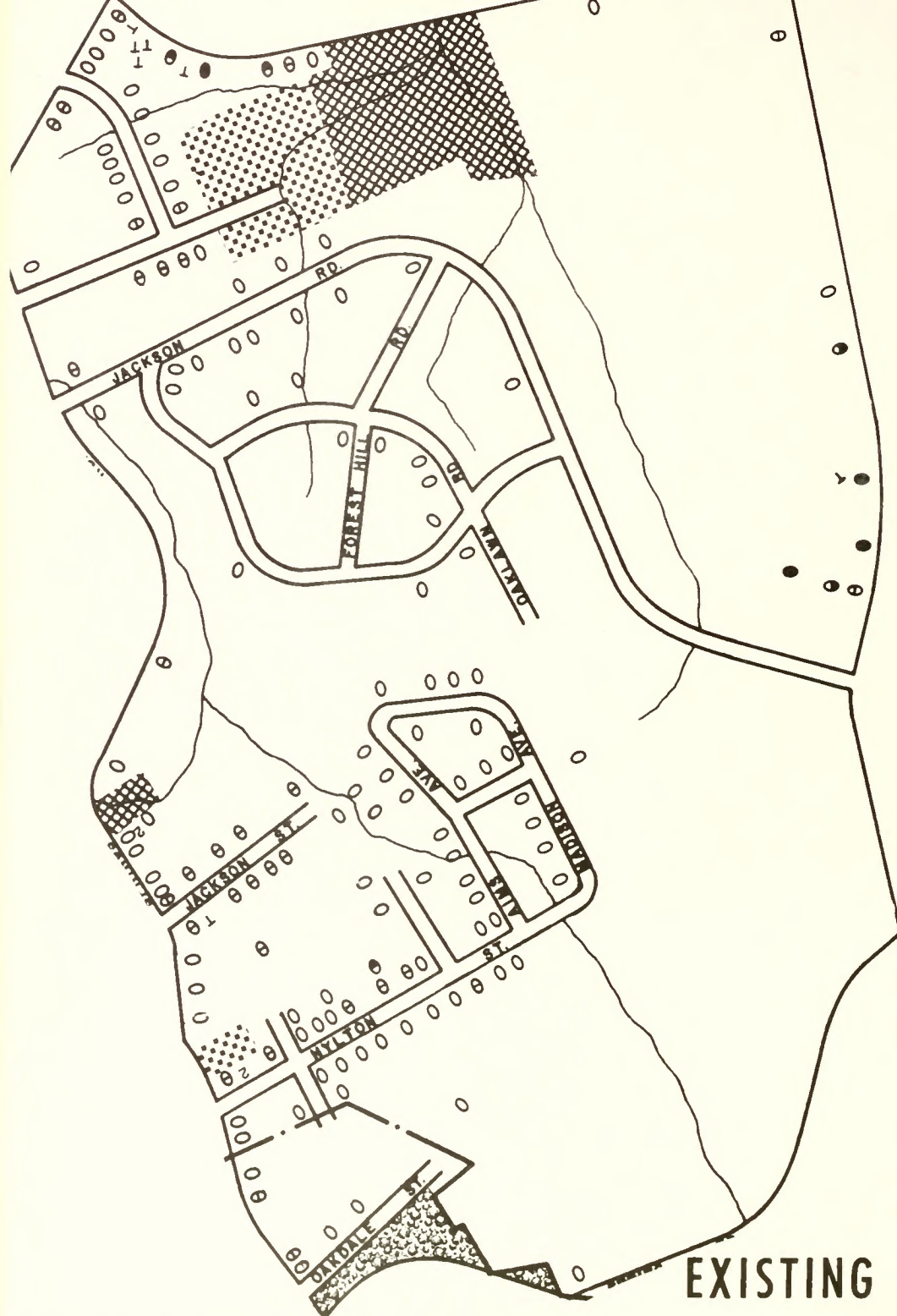
- 1) Lack of adequate municipal services and facilities in that portion of the Area which is outside the town limits.
- 2) Unpaved, narrow and poorly maintained streets are found in the unincorporated section of the Area.
- 3) Two concentrations of substandard housing in the northern part of the Area.
- 4) Several instances of spot commercial use along Main Street.

RECOMMENDED TREATMENT

All that needs to be done for most of Study Area 11 is to maintain the present environmental conditions. Aside from a small section in the extreme southern part of the Area which will require major conservation treatment and the two concentrations of substandard housing -- both of which are recommended as urban renewal projects -- the entire area is classified as conserve. The two renewal project areas are discussed in more detail in Chapter 3 of this report.

STUDY
AREA
12 E A Y





MOUNT AIRY

NORTH

CAROLINA

EXISTING LAND USE

AND

HOUSING CONDITIONS

FUTURE DEVELOPMENT



Study Area 11 is a single-family residential area and should remain as such. The only commercial development of any consequence is in the southwest part of the Area along Lebanon Street. It may be that another commercial area will be needed in the northern part of the Area if the proposed urban renewal project adjacent to J. J. Jones School is undertaken.

The Major Thoroughfare Plan calls for Grace Street to become a major traffic artery which will connect with Old Springs Road at North Main and form part of the Town's inner loop system. North Main Street is to continue as a major thoroughfare, and Ward's Gap Road is designated for future improvements which will enable it to become a major street. Long-range planning indicates the need for locating part of an outer loop to the overall thoroughfare system along the Area's northern boundary.

The Community Facilities Plan recommends that a park be developed across from the J. J. Jones School.

Study Area 12 is bounded on the north by N. C. 1716, on the east by N. C. 104, on the south by Old Springs Road, and on the west by Springs Road. It is characterized by a great deal of new residential construction in the western portions and vacant land in the eastern portions. Only a small part of Area 12 -- the southwest corner -- is within the town limits.

LAND USE CHARACTERISTICS

<u>Land Use</u>	<u>Percent of Total Area</u>	<u>Percent of Developed Land</u>	<u>Acres</u>
Residential	45.68	75.82	155.72
Commercial	2.26	3.75	7.69
Industrial	3.64	6.03	12.40
Public & Semi-Public	.93	1.54	3.16
Vacant	39.75	0	135.52
Streets	7.74	12.86	26.40
Railroads	0	0	0
Total	100.00	100.00	340.89

About 75 percent of the developed land is in single-family residential use. Commercial, industrial and public land use is insignificant. Forty percent of the total area is undeveloped. Most of this land is in the eastern part of the Area and is suitable for residential development. In fact, newly developed subdivisions abut most of the vacant lands.

Existing land use problems are particularly non-existent. One industry is inappropriately located in the northern part of the Area and a small amount of outside storage is found in isolated instances. The application of sound zoning controls to the outside area will keep land use problems to a minimum in the future.

THOROUGHFARES

Presently, the streets in Area 12 are a mixture of good and bad. Some streets have been poorly maintained, some are unpaved and several dead-end streets have inadequate turn-arounds. Likewise, the design of residential streets has been good and bad, some developments have allowed for the extension of streets into adjacent lands while others have made access impossible or costly. Of major importance will be the planning of future residential streets. Subdivision regulations should be properly administered in order to insure a good circulation pattern, and to prevent vacant land from becoming inaccessible and undevelopable. Circulation within the Area is now very poor with east-west and north-south travel being limited to those streets which form the Area's boundaries.

COMMUNITY FACILITIES

No parks, playgrounds or schools are now located in Area 12.

Utilities

No sewerage facilities presently exist in Study Area 12. However, a 12'-15' and an 18'-21' collector is proposed which will bisect the area. The northern portion of Area 12 has no water facilities, but there are water lines on Jackson Street, Aims Street, Madison Avenue, Highton Street and Oakdale Street in the southern part. There are no proposed water extensions.

CONDITION OF STRUCTURES

	<u>STANDARD</u>	<u>SUBSTANDARD</u>			<u>TOTALS</u>	
		<u>Major Repair</u>	<u>Dilapi- dated</u>	<u>Total</u>	<u>Total Structures</u>	<u>Percent Sub- standard</u>
Residential						
White	139	5	5	10	149	6.71
Negro	0	0	0	0	0	0
Commercial	2			2	4	0
Industrial	2				2	0
Public	1				1	0

Only a few substandard structures exist in Area 12, and they are primarily located along N. C. 104. Of the existing 149 residential structures, only five require major repair, and five should be cleared. Thirty-three are in need of minor repair. There is very little blight in Area 12; generally, it is an area of good housing, much of which is recent construction.

FAMILY CHARACTERISTICS

<u>Quality of Residences</u>	<u>White Families</u>	<u>Negro Families</u>	<u>Total Families</u>
Standard Housing	149		149
Substandard Housing			
Major Repair	5		5
Dilapidated	5		5
Total	159		159

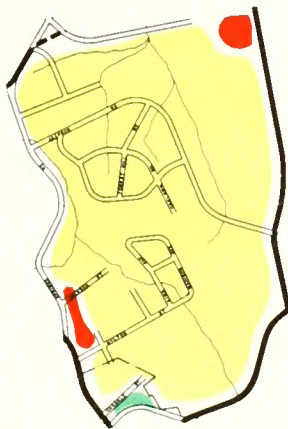
FACTORS CONTRIBUTING TO BLIGHT

- 1) The absence of controls such as zoning and subdivision regulations. Such controls would have prevented the few land use problems which exist.
- 2) Poorly designed street system within the Area.
- 3) A number of substandard accessory buildings which are located mostly along the Area's boundaries.
- 4) Lack of adequate municipal utilities and services.
- 5) Scattered instances of outside storage.
- 6) A number of unpaved streets found throughout the Area.

RECOMMENDED TREATMENT

The only treatment needed in Area 12 is to conserve the existing environmental conditions and insure that the vacant lands are properly developed. Two legal tools of planning -- zoning and subdivision regulations -- do much to eventually eliminate present problems and prevent future problems from developing. There are two small concentrations of blight in the Area, but they do not exert much influence on overall environmental conditions. Both should eventually be eliminated by converging residential growth.

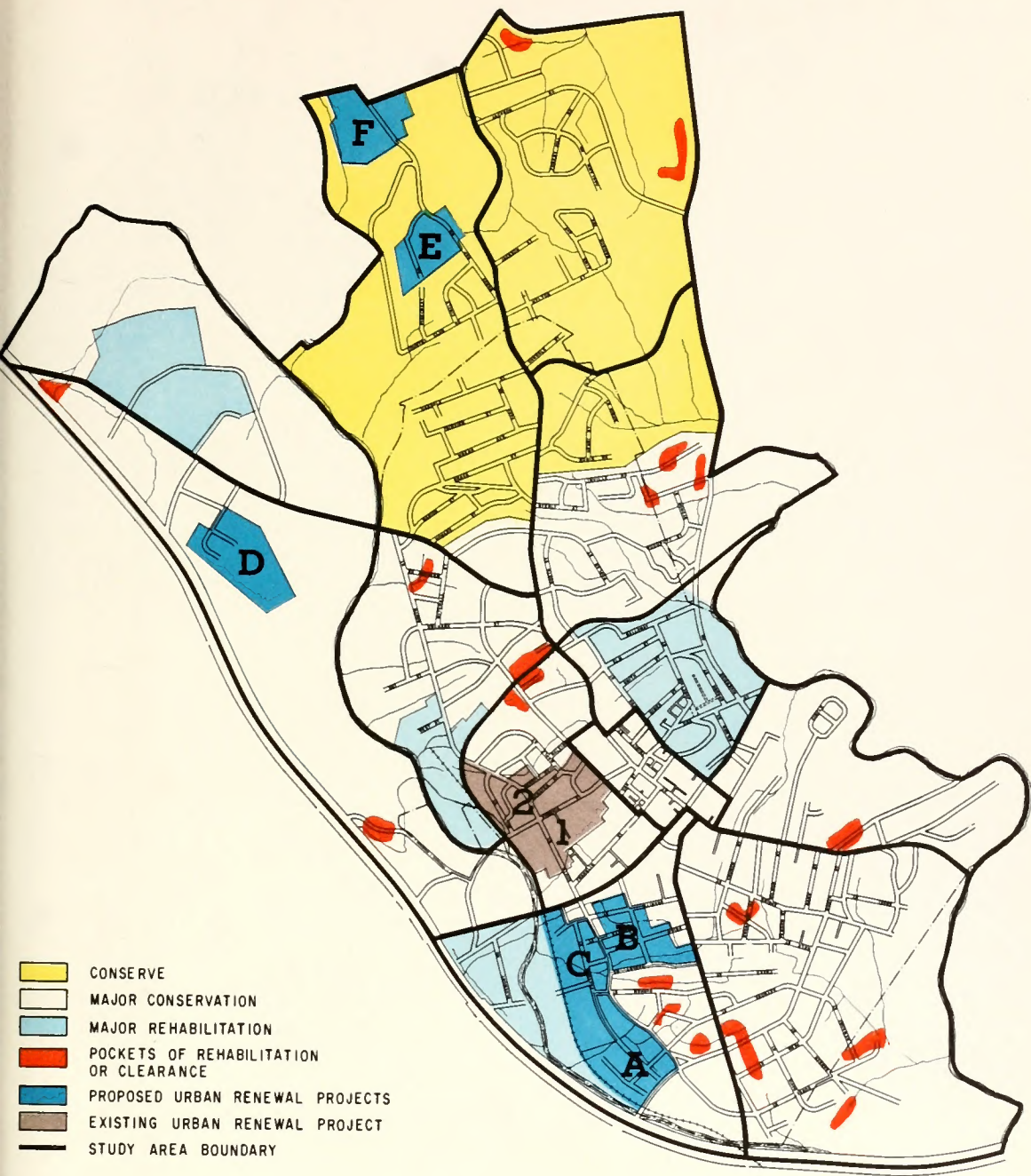
FUTURE DEVELOPMENT



Future plans call for Study Area 12 to develop in single-family residential use. This should surely be realized as the

vacant lands are adjacent to new subdivisions and in the path of future residential growth. No additional industrial expansion should be permitted in the Area. Long-range plans might provide for the location of small commercial areas to serve the Area's residences.

Old Springs Road and N. C. 104 have been designated as major thoroughfares. Old Springs Road will ultimately become part of the northern leg of the inner loop portion of the Mount Airy Thoroughfare System. Long-range plans call for the outer loop along the northern boundary of the Area; however, this proposal is not likely to be realized during the twenty-year planning period.



PROPOSED TREATMENT AREAS

CHAPTER III

CONCLUSIONS and RECOMMENDATIONS

Mount Airy is already attacking blight and slums through its existing urban renewal program, proposed public housing projects and code enforcement program. Much work is yet to be accomplished, however, in building a foundation for the implementation of an active and continuous renewal program. This report is a start toward the development of an effective, comprehensive urban renewal plan. It has provided an insight into the scope of such a program. Preliminary renewal treatment plans have been proposed and certain areas have been recommended as future urban renewal projects.

CONSERVATION AND REHABILITATION AREAS

Map 3 designates those areas where different types of conservation and rehabilitation programs are needed. These programs are designed to prevent blight from advancing past the point where measures short of clearance can be used. They, like redevelopment, are an important part of a comprehensive community program to prevent and eliminate blight.

A continuation of the status quo is the principle objective in the Areas classified as conserve. This will require, among other things, the following:

- 1) Acceptable land use and density patterns.
- 2) Strict enforcement of housing and related codes.
- 3) Intelligent enforcement of sound zoning and subdivision controls.
- 4) Provision of adequate municipal services such as sanitation, street maintenance, etc.
- 5) Adequate community facilities such as schools, parks, streets, utilities, etc.
- 6) Continual maintenance of property.

The areas of minor conservation and rehabilitation will necessitate the use of all of the above procedure, plus the --

- repairing of all substandard structures to make them safe, sanitary and suitable for decent living
- clearance of non-salvable structures and incompatible uses.

These types of programs can be carried out with federal assistance or they may be undertaken on a strictly local basis. If federal funds are utilized, the Town can install public improvements such as streets, street lights, street name signs, water and sewer with the Federal Government participating in three-fourths of the cost. The same pro-rata share will be paid for community facilities such as schools, branch libraries, fire stations, etc.

The owners of property in these areas are eligible for special FHA home improvement loans with moderate interest rates and a longer than usual repayment period.

This program calls for special emphasis on neighborhood organization. Since the objective is to "fix up" rather than to "tear up", the owners must know of these various federal aids. They must be rendered assistance in getting these aids and they must be informed as to the gains which they will realize in higher-valued property by their participation in the program. The Federal Government will not participate in the furnishing of public improvements unless the vast majority of property owners have indicated a willingness to improve their properties.

The conservation and rehabilitation programs have much to offer. In the first place, relocation is not a major problem because there will be little or no clearance. Secondly, the Town can put in adequate facilities (a job that should be done with or without Urban Renewal) and the federal program will bear three-fourths of the cost.

Thirdly, the property owners can more easily secure financing for home improvements and with this incentive a neighborhood which is on the decline can be assisted in its endeavors to arrest blight.

Fourthly, from a view of total cost, this is a relatively inexpensive way for the Town to do Urban Renewal in that most of the cost is borne by the individual property owners.

Lastly, the Redevelopment Commission does not have to acquire a great deal of property and will not, therefore, be concerned with its marketability.

Local efforts must rely heavily on promotional and educational activities and tax programs to encourage property owners to make needed improvements and adopt a continuous maintenance program. These local efforts could be applied throughout the community or they could be concentrated in certain problem areas. Special project areas are recommended in the initial stages in order to demonstrate the effectiveness and benefits of renewal efforts to the overall community.

POTENTIAL CLEARANCE AND REDEVELOPMENT PROJECTS

Six areas are recommended as potential Urban Renewal Projects. (See Map 3). The areas are identified "A" through "F", but this is not to imply that Area A is of the top priority. The letters were given for study and identification purposes only. Three of the areas are outside Mount Airy's corporate limits. Under existing legislation, these areas are beyond the scope of Urban Redevelopment. However, because they lie so close to the town limits, there is a good likelihood that they will be annexed in the near future -- in which case they would become liabilities to the Town and Urban Redevelopment would be in order.

The areas were selected after an external or windshield survey. Such surveys tend to show housing conditions better than they actually are. This is true because such factors as lack of plumbing facilities, inadequate provision of air and light, and unsafe dwellings cannot always be discerned from the street. For this reason, an area which, according to this survey, is over fifty percent substandard is considered subject to Urban Renewal treatment. State law requires that an area be sixty-six and two-thirds percent blighted before the power of eminent domain can be used. It is felt that a closer survey with interior inspections would place all these areas in the two-thirds blighted category.

Cost analyses for these projects are given with the assumption that each project will be carried out separate from any other activity. Should two projects be carried out jointly, or Urban Redevelopment combined with Public Housing activities, costs can be reduced considerably. For example, costs on the East-West Development area for the planning period were reduced by at least \$10,000 because of the joint operation.

URBAN RENEWAL AREA A

Area A is in the southeastern sector of Town. It is bounded by South, Worth, Durham and Factory Streets and is adjacent to the furniture manufacturing area. This area contains almost 28 acres. There are sixty-seven structures, of which 37, or 55.2 percent are substandard. The number of families is approximately the same as the number of residential structures in the designated area. This area is surrounded on three sides by industrially zoned districts. If Urban Redevelopment is undertaken, an early decision should be made as to the propriety of rezoning the area to industrial use to conform with the surrounding area. If a market exists and the land could be readily resold for industrial purposes, that would be the most appropriate re-use.

There are, however, topographic features which limit the area for industrial uses.

If it is determined that the most appropriate re-use is residential, the area should be designed and platted in such a way as to best protect the area from the obtrusiveness of the industrial area. Screening and planted strips and non-through streets are effective tools for accomplishing those goals.

An estimate of the cost of redeveloping the area is as follows:

(a) planning, appraisals, market studies and administration	\$100,000
(b) cost of land	300,000
(c) improvements (street, water, sewer, etc.)	<u>200,000</u>
Gross cost	\$600,000
less re-sale value (20 net acres @ \$5,000)	<u>100,000</u>
Net cost	\$500,000
Town's 1/4 share	125,000
Federal Government's 3/4 share	375,000

URBAN RENEWAL AREA B

Area B is to the east of the furniture manufacturing area on South Street and, in some instances, goes east as far as Rockford Street. This area is surrounded on three sides by residentially zoned property and on one side by industrially zoned property. This area could lend itself quite easily to residential redevelopment. There are sixty-five structures, of which 51, or over 78 percent, are substandard. This area, when redeveloped for primarily residential purposes, would eliminate most of the concentrated blight in that sector of Town. It would provide a substantial amount of land which should be of particular appeal to the blue collar worker. It is close to many of Mount Airy's industries. It is not far from the Central Business District. It is in close proximity to the hospital and medical district. This area could be utilized for families of moderate income who, with the assistance of special FHA financing programs, could purchase homes, or this might prove to be a good location for some attractive rental property.

This area appears to need little other than clearance of the substandard structures, replatting the land and perhaps some storm sewerage improvements to alleviate drainage problems.

A preliminary cost analysis of Area B is as follows:

(a) planning and administration	\$ 80,000
(b) cost of acquisition	275,000
(c) site improvements	100,000
	<hr/>
Gross cost	\$455,000
less re-sale value	100,000
	<hr/>
Net cost	\$355,000
 Town's 1/4 share	 88,750
Federal Government's 3/4 share	266,250

URBAN RENEWAL AREA C

Area C is the furniture manufacturing area. It is a combined residential and industrial area. Existing zoning places the entire area in the industrial category. Over eighty-four percent of the area is substandard. This includes the furniture factories themselves. It is assumed that all this property is owned by the furniture factories. Since it would be unwise to look upon this area as a clearance area, another approach must be taken. The suggested approach would be rehabilitation and spot clearance. The factory owners should be advised that their plants are casting a blighting shadow on that sector of Town. They should be requested to make their buildings more attractive by painting and repairing the exterior. A buffer strip should surround the area which, of necessity, must have its lumber yards and waste piles. As an incentive, the Town and Redevelopment Commission could agree to purchase the dwelling units, all of which are substandard, either through structural defects or surrounding factors, and demolish those structures. This could be done in either of two ways. If the factories wished to keep the land for expansion purposes, the Redevelopment Commission could purchase the buildings exclusive of the land -- provided the land was subjected to the controls of the Urban Renewal Plan. This method would assure that the land would be available for expansion, yet it would not put the whole burden of demolition of structures and relocation of families on the factory owners.

The other method would be to acquire all dwelling units and land upon which they stand. Then the land would be re-sold at public outcry. The factory owners would not know for a certainty that they would re-posses the property. In light of the fact that the factories will be called upon to do some voluntary rehabilitation, this second method does not seem feasible. Based on the concept of limited property purchases by the Redevelopment Commission, the following is an estimated cost analysis:

(a)	planning and administration	\$ 25,000
(b)	cost of properties purchased	50,000
(c)	site improvements (street, water, sewer improvements)	25,000
	Gross cost	\$100,000
	less re-sale value	0
	Net cost	\$100,000
	Town's 1/4 share	25,000
	Federal Government's 3/4 share	75,000

URBAN RENEWAL AREA D

Area D is the first area considered which is now outside the confines of the present corporate limits. This area is sparsely settled but is overwhelmingly substandard. There are almost 29 acres in the area with only seventeen structures -- less than two families per acre. Nonetheless, this area is one of Mount Airy's worst eyesores. Out-of-Towners passing on the 52 Bypass get a full view of this "Cat Hollow" section, and its junk yards, unkempt structures and unpaved streets create a bad impression and does not encourage the tourist to detour into Town.

Urban Redevelopment should treat this area in conjunction with other public improvement programs. When the Town has annexed this area and is planning sewer and water extension through this area and over to the Westwood Development would be an opportune time for Redevelopment. The cost of sewer and water extension could be partially borne by the project, three-fourths of which is being paid by the Federal Government.

The preliminary project cost would be broken down as follows:

(a)	planning and administration	\$ 75,000
(b)	land acquisition	100,000
(c)	site improvements	200,000
	Gross cost	\$375,000
	less re-sale value	100,000
	Net cost	\$275,000
	Town's 1/4 share	68,750
	Federal Government's 3/4 share	206,250

URBAN RENEWAL AREA E

Area E could very well be the next project following the completion of the East-West Development area. This would be possible only if that particular area is annexed by the Town of Mount Airy. The current annexation study does not put the general area within which this potential project is located on a high priority for annexation because the expenditures would exceed the revenue over a twenty-year period. However, much thought should be given as to the amount of expenditures which would be included in an Urban Redevelopment project and would, therefore, be financed through both Federal and local participation. This would reduce the expenditures of the Town and possibly would raise the tax base to the break-even point.

A glance at the map will disclose that this area is about eighteen acres, a portion of which lies on either side of North Main Street extended, and which extends westward to the rear of the lots facing on Country Club Road. There are twenty-five structures, which is indicative of poor lot layout, thirteen of which are substandard. Percentage-wise, this number is insufficient to qualify as an Urban Redevelopment project under the laws of North Carolina. However, there is little doubt but that an area could be delineated that would qualify as an Urban Redevelopment Area.

The re-use would be residential. This area is presently bi-racial in character. In accordance with Federal policies, great care must be taken in a project of this nature to ascertain that the minority group will be treated with all fairness and that equal opportunity for relocation and purchase of the redeveloped land be provided.

A preliminary project cost analysis would be as follows. The reader will note that planning costs and cost of improvements are below the average of the other preliminary costs because of the relative simplicity of the project.

(a) planning and administration	\$ 50,000
(b) land acquisition	100,000
(c) site improvements	100,000
Gross cost	\$250,000
less re-sale value	75,000
Net cost	\$175,000
Town's 1/4 share	43,750
Federal Government's 3/4 share	131,250

URBAN RENEWAL AREA F

Area F has much from an idealistic and esthetic point of view to commend it as a high priority project. This area lies on both sides of North Main Street extended and to the West of J. J. Jones High School. It has the potential of being the prime area for the non-white community. The J. J. Jones School is already a focal point for athletic, social and cultural activities. The Community Facilities Plan suggests a park across the street from the school. The cost of this park could be claimed as a non-cash credit to the extent that it serves the redeveloped project area.

Such a project could provide desirable homesites for the teachers at J. J. Jones School, many of whom presently commute for great distances. It could provide well-designed commercial areas in place of the rather shoddy ones which currently exist in the area. It could provide church sites. Urban Redevelopment could assist in getting sewer and water facilities adequately placed throughout the area. Moreover, this project would provide the badly needed expansion area for the non-white populace. As things now stand, the non-whites are scattered in little pockets throughout the community. They have little opportunity to express themselves as a particular segment of the community or to act as a neighborhood organization. The area is $22\frac{1}{2}$ acres in size. It has thirty-five structures, twenty-three of which are substandard. This gives a 65.71 percentage of blight. No doubt, a closer survey would show enough blight to qualify under North Carolina law.

Cost figures would be broken down as follows:

(a) planning and administration	\$ 75,000
(b) land acquisition	75,000
(c) site improvements (including a park as supporting facility)	250,000
Gross cost	\$400,000
less re-sale value	75,000
Net cost	\$325,000
Town's 1/4 share	81,250
Federal Government's 3/4 share	243,750

SUMMARY

This program as outlined herein is based on current estimates. If the general economy is inflationary, the costs will be greater. Based on these figures, the Town would spend \$868,200 for Urban Redevelopment over the next few years. The Federal Government would spend \$2,604,600.





This is including the present project but not including a possible Central Business District Project. The Town's share will not be a direct cash outlay in many instances because the improvements will be those which should be provided without Urban Redevelopment.

This report has pointed out areas of blight and the existing factors which contribute to blight within Mount Airy. Basically, the overall area is one of standard or above-standard residential environment. Blight and slums do, however, exist in portions of the area and the potential for a rapid increase of this adverse condition is evident in many residential sections. The problem facing the community is -- to eliminate and prevent the spread of this existing blight and assure its prevention in the future. This study can be a start toward solving such a problem. It has generally identified the problem and suggested some possibility for achieving solutions.

A
P
P
E
N
D
I
X

EXISTING LAND USE AND HOUSING CONDITION

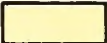

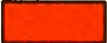
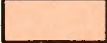
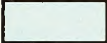




LAND USE

0	SINGLE FAMILY RESIDENTIAL
0 ³	MULTI FAMILY RESIDENTIAL
T	TRAILER
	INDUSTRIAL
	COMMERCIAL
	PUBLIC & SEMIPUBLIC
	VACANT

HOUSING CONDITION

0	CONSERVE
θ	MINOR REPAIR
◐	MAJOR REPAIR
●	DILAPIDATED

LAND USE PLAN

	SINGLE FAMILY RESIDENTIAL
	MULTI FAMILY RESIDENTIAL
	COMMERCIAL
	MEDICAL INSTITUTIONAL
	LIGHT INDUSTRIAL WHOLESALE
	INDUSTRIAL
	EXISTING PUBLIC & SEMIPUBLIC
	PROPOSED THOROUGHFARE
	EXISTING THOROUGHFARE

STATE LIBRARY OF NORTH CAROLINA



3 3091 00747 7847

PREPARED FOR:

TOWN OF MOUNT AIRY, NORTH CAROLINA

Edward T. Clark, Mayor

F. G. Doggett, City Manager

TOWN BOARD OF COMMISSIONERS

W. I. Monday
W. M. Beamer
A. B. Withers
W. F. Harris
C. Lowry

PLANNING BOARD

H. O. Woltz, Chairman
A. B. Carter
H. B. Rowe
J. P. Johnson
N. Hatcher
G. C. Wright
R. Lovill, Jr.
B. George
C. M. Hoover

TECHNICAL ASSISTANCE FROM:

STATE OF NORTH CAROLINA
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
DIVISION OF COMMUNITY PLANNING

George J. Monaghan, Administrator
John Voorhees, Assistant Administrator

WESTERN PIEDMONT PLANNING OFFICE

Gary M. Cooper, Chief Area Planner
Phillip E. Ogle, Community Planner I
Jackie P. Skipper, Planning Technician
M. Eileen Antosek, Secretary

March, 1963

